2015

TAX INCREMENT FINANCING IN MISSOURI

Local TIF Project Information and Financial Data



FEBRUARY 1, 2016

MISSOURI

Department of Revenue

MISSOURI
Department of Revenue

Jeremiah W. (Jay) Nixon
Governor

Nia Ray
Director

2015 Annual Report Summary

Local Tax Increment Financing Projects in Missouri

February 1, 2016

All information is obtained from reports submitted by the authorizing municipalities and is current as of 02/01/2016. The Department of Revenue does not endorse the accuracy of the information submitted. The Department of Revenue did not alter or change any content filed by the municipalities.

1. Number of projects reporting: 504
   - a. "Blight" designation: 378
   - b. "Conservation Area" designation: 74
   - c. "Blight and Economic Development" designation: 31
   - d. "Economic Development Area" designation: 13
   - e. "Blight, Conservation Area, and Economic Development Area" designation: 3
   - f. "Blight and Conservation Area" designation: 4
   - g. "Conservation Area and Economic Development Area" designation: 1
   - h. Status not designated in report: 0

2. Number of different municipalities reporting: 105

3. Number of new jobs:
   - Estimated: 266,261
   - Created to Date: 89,485

4. Number of retained jobs:
   - Estimated: 30,259
   - Retained to Date: 27,856

5. Total PILOTS and EATs received since inception: $2,492,933,752

6. Total anticipated TIF-reimbursable project costs: $7,054,673,240

7. Total anticipated project costs: $36,736,538,004

8. Total expenditures for TIF-eligible project costs by category:

a. Public infrastructure:

i. Since Inception: $539,423,822

ii. Report Period: $40,219,812

b. Site development:

i. Since Inception: 593,857,886.08

ii. Report Period: $4,227,065

c. Rehabilitation of existing buildings:

i. Since Inception: $57,073,239

ii. Report Period: $4,227,065

d. Acquisition of land or buildings:

i. Since Inception: $311,282,006

ii. Report Period: $10,114,473

e. Other (includes professional fees, financing costs, leasing fees, landscaping costs, planning and other not listed above):

i. Since Inception: $1,145,898,158

ii. Report Period: $60,947,580

f. P & I payments on outstanding bonded debt:

i. Since Inception: $1,763,635,814

ii. Report Period: $238,070,920

g. Reimbursement to developers for eligible costs:

i. Since Inception: $1,661,267,165

ii. Report Period: $93,776,012

h. Reimbursement to municipalities for eligible costs:

i. Since Inception: $268,809,947

ii. Report Period: $13,382,103

9. Original assessed real property value of project: $757,111,567

10. Assessed real property value at the end of the reporting period: $2,120,952,503

Arnold

Arnold Crossroads Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$934,636.97	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$1,842,423.00	Amount on Hand:	$220,812.98

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$9,600,000.00
Property Acquisition and Relocation Costs:	$8,200,000.00
Project Implementation Costs:	$700,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $18,500,000.00

Anticipated TOTAL Project Costs: $51,000,000.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Arnold

Arnold Crossroads Redevelopment Plan

Contact Agency: Arnold

Contact Phone: (636) 282-6666

Developer(s): Arnold Crossroads LLC

Senate District: 22

House District: 101

Original Date Plan/Project Approved: 7/1/2005

Plan Description:

Redevelop existing retail and commercial area which had suffered from long-term vacancies and an antiquated layout.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	150	**Actual to Date:**	268

Number of Retained Jobs:

Projected:	300	**Actual to Date:**	300

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,138,453.01	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$5,207,957.71	Amount on Hand:	$272,906.41

Economic Activity Taxes:

Total received since inception:	$12,958,337.14	Amount on Hand:	$865,546.60

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$10,000,000.00
Property Acquisition and Relocation Costs:	$11,000,000.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $21,000,000.00

Anticipated TOTAL Project Costs: $90,000,000.00

Financing Method:

TIF Notes
TIF Bonds
Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Arnold

Arnold Triangle Redevelopment Plan

Contact Agency: Arnold

Contact Phone: (636) 282-6666

Developer(s): THF Arnold Triangle Development LLC

Senate District: 22

House District: 101

Original Date Plan/Project Approved: 9/1/2005

Plan Description:

Development of fifty 50 acres of existing commercial and residential property for retail and commercial purposes

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	300	**Actual to Date:**	631

Number of Retained Jobs:

Projected:	5	**Actual to Date:**	5

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$214,492.65	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$30,000.00
Property Acquisition and Relocation Costs:	$120,000.00
Project Implementation Costs:	$31,678.11
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $181,678.11

Anticipated TOTAL Project Costs: $181,678.11

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	7

Atchison County

Hwy 136/111 Tax Increment Financing Plan

Contact Agency: Atchison County

Contact Phone: 660-744-6214

Developer(s): 5Gs, Inc.

Senate District: 12

House District: 1

Original Date Plan/Project Approved: 6/1/2009

Plan Description:

The redevelopment project consists of the construction of an approximately 10,000 sq ft grocery store and public/private infrastructure servicing the development of the redevelopment area, including parking improvements, site preparation, electrical, sewer and other related improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3	**Actual to Date:**	21

Number of Retained Jobs:

Projected:	25	**Actual to Date:**	21

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$103,175.95	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$145,225.70	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$70,690.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$15,000.00
Other:	$89,310.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $175,000.00

Anticipated TOTAL Project Costs: $877,950.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	9

Atchison County

I-29/Hwy 136 Tax Increment Financing Plan

Contact Agency: Atchison County

Contact Phone: 660-744-6214

Developer(s): Black Iron Grill & Saloon

Senate District: 12

House District: 1

Original Date Plan/Project Approved: 10/1/2006

Plan Description:

The redevelopment project consists of the construction of an approximately 8,000 sq ft restaurant within the redevelopment area and the construction of the public infrastructure development, including access improvements, electrical, sewer and other utilities, and other related improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3	**Actual to Date:**	37

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$152,521.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$6,981,762.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$10,156,341.00	Amount on Hand:	$152,521.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	20
Current anticipated estimated number of years to retirement:	7

Ballwin

Ballwin Town Center TIF Redevelopment Plan

Contact Agency: Ballwin

Contact Phone: 636-227-8580

Developer(s): The Bedrin Organization - New Jersey

Senate District: 2

House District: 88

Original Date Plan/Project Approved: 10/1/1999

Plan Description:

ON FILE IN DED OFFICE - ATTACHED TO 12/31/99 REPORT

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0 **Actual to Date:** 250

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Bel-Ridge

Bel-Ridge North Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$7,500,000.00
Property Acquisition and Relocation Costs:	$14,000,000.00
Project Implementation Costs:	$500,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $22,000,000.00

Anticipated TOTAL Project Costs: $90,500,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Bel-Ridge

Bel-Ridge North Tax Increment Financing District

Contact Agency: Bel-Ridge

Contact Phone: 314-569-1133

Developer(s): Clouds LLC

Senate District: 14

House District: 71

Original Date Plan/Project Approved: 5/1/2006

Plan Description:

Redevelop the area for a mix of corporate and residential uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Bel-Ridge

Natural Bridge Road TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,000,000.00
Property Acquisition and Relocation Costs:	$3,000,000.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $8,000,000.00

Anticipated TOTAL Project Costs: $40,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Bel-Ridge

Natural Bridge Road TIF District

Contact Agency: Bel-Ridge

Contact Phone: 314-569-1133

Developer(s): Clouds, LLD

Senate District: 14

House District: 71

Original Date Plan/Project Approved: 4/1/1991

Plan Description:

Redevelop area into a mix of commercial, retail, and governmental uses.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$236,442.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$541,452.00	Amount on Hand:	$78,125.00

Economic Activity Taxes:

Total received since inception:	$1,457,741.00	Amount on Hand:	$158,317.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$375,000.00
Property Acquisition and Relocation Costs:	$760,749.00
Project Implementation Costs:	$1,064,251.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,200,000.00

Anticipated TOTAL Project Costs: $10,729,535.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	12
Current anticipated estimated number of years to retirement:	12

Belton

Belton Marketplace TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): MAP Belton LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 11/1/2006

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping center totaling approximately 50,000 square feet, together with all necessary parking, utility and street lighting.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$691,214.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$5,457,029.00	Amount on Hand:	$336,435.00

Economic Activity Taxes:

Total received since inception:	$14,479,481.00	Amount on Hand:	$354,779.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$26,340,186.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $26,340,186.00

Anticipated TOTAL Project Costs: $59,956,714.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Belton

Belton Town Centre TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Belton Associates, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 10/1/2001

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping center totaling approximately 300,000 square feet, together with all necessary parking, utility and street lighting. In addition, significant road improvements in the southeast corner of the Y Highway Corridor were made.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	525	**Actual to Date:**	315

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Belton

Boardwalk at Belton TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$26,650,966.00
Property Acquisition and Relocation Costs:	$555,000.00
Project Implementation Costs:	$7,703,260.00
Other:	$12,000,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $46,909,226.00

Anticipated TOTAL Project Costs: $318,203,504.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Belton

Boardwalk at Belton TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Southview Plaza LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 4/1/2009

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping district totaling approximately 1,186,600 square feet, together with all necessary parking, utility and street lighting. In addition, significant public infrastructure improvements in the northeast corner of the Y Highway Corridor including improvements to Markey Parkway, a detention area and dam channel improvements.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Belton

Southtowne Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$31.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$31.00	Amount on Hand:	$31.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$19,347,773.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$4,000,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $23,347,773.00

Anticipated TOTAL Project Costs: $23,347,773.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Belton

Southtowne Plaza TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Southtowne Associates, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 3/1/2009

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a retail big box store totaling approximately 322,000 square feet, together with all necessary parking, utility and street lighting.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Belton

Y Highway Market Place TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$387,928.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$236,721.00	Amount on Hand:	$95,839.00

Economic Activity Taxes:

Total received since inception:	$890,566.00	Amount on Hand:	$292,089.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,531,128.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$4,175,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $9,706,128.00

Anticipated TOTAL Project Costs: $28,676,137.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Belton

Y Highway Market Place TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Group Belton LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 12/1/2010

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping center totaling approximately 132,700 square feet, together with all necessary parking, utility and street lighting.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Belton

Y-Belton Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$122,018.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$14,068,649.00
Property Acquisition and Relocation Costs:	$6,128,400.00
Project Implementation Costs:	$5,194,350.00
Other:	$641,350.00
Other:	$2,500,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $28,532,749.00

Anticipated TOTAL Project Costs: $70,572,259.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Belton

Y-Belton Plaza

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Y Belton LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 9/1/2007

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping area totaling approximately 318,000 square feet, together with all necessary parking, utility and street lighting. In addition, significant public infrastructure improvements in the northwest corner of the Y Highway Corridor, including constructing a part of Markey Parkway.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Bethany

Northwest Interstate Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$165,595.65	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$380,983.23	Amount on Hand:	$136,520.86

Economic Activity Taxes:

Total received since inception:	$203,162.84	Amount on Hand:	$29,074.79

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$614,465.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$136,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $750,465.00

Anticipated TOTAL Project Costs: $750,465.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Bethany

Northwest Interstate Plan

Contact Agency: Bethany

Contact Phone: 660.425.8673

Developer(s): None

Senate District: 12th

House District: 3rd

Original Date Plan/Project Approved: 12/1/2001

Plan Description:

Construct public improvements in two phases street, water, sewer, electric & gas services.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Bethany

West Interstate Area Addition - South District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,441,637.65	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,650,692.82	Amount on Hand:	$1,441,637.65

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$670,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $670,000.00

Anticipated TOTAL Project Costs: $670,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Bethany

West Interstate Area Addition - South District

Contact Agency: Bethany

Contact Phone: 660.425.8673

Developer(s): none

Senate District: 12th

House District: 3rd

Original Date Plan/Project Approved: 11/1/1994

Plan Description:

Development of public infrastructure on the south side of US Hwy 136. west of I-35 which includes and is limited to streets, gas, water, sewer & electrical systems.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Blue Springs

7 Highway and 40 Highway Tax Increment Project A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$61,915.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$8,823.00	Amount on Hand:	$4,418.00

Economic Activity Taxes:

Total received since inception:	$130,335.00	Amount on Hand:	$56,495.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$445,500.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,411,500.00
Other:	$50,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,907,000.00

Anticipated TOTAL Project Costs: $8,442,438.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Blue Springs

7 Highway and 40 Highway Tax Increment Project A

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): Blue Springs Developers, Inc.

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 6/1/2007

Plan Description:

The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - ProjecArea A currently existing Hy-Vee, Project Area B former Wal-Mart, and Project Area C former K-Mart toaccomodate retail, restaurant and other commercial uses including a new Hy-Vee grocery store andconstruction of necessary infrastructure, parking and landscaping.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	5

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	56

Blue Springs

7 Highway and 40 Highway Tax Increment Project B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$156,331.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$650,963.00	Amount on Hand:	$94,328.00

Economic Activity Taxes:

Total received since inception:	$369,466.00	Amount on Hand:	$61,940.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$591,800.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,493,000.00
Other:	$50,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,134,800.00

Anticipated TOTAL Project Costs: $11,444,588.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Blue Springs

7 Highway and 40 Highway Tax Increment Project B

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): The R.H. Johnson Company

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 6/1/2007

Plan Description:

The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - ProjecArea A currently existing Hy-Vee, Project Area B former Wal-Mart, and Project Area C former K-Mart.Project Area A currently existing Hy-Vee to accomodate retail, restaurant and other commercial usesincluding a new Hy-Vee grocery store and construction of necessary infrastructure, parking and landscaping.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	111

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	93

Blue Springs

7 Highway and 40 Highway Tax Increment Project C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$635,029.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$402,952.00	Amount on Hand:	$138,078.00

Economic Activity Taxes:

Total received since inception:	$1,243,579.00	Amount on Hand:	$496,926.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,760,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,840,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,600,000.00

Anticipated TOTAL Project Costs: $13,221,164.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Blue Springs

7 Highway and 40 Highway Tax Increment Project C

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): Hy-Vee, Inc.

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 6/1/2007

Plan Description:

The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - ProjecArea A currently existing Hy-Vee, Project Area B former Wal-Mart, and Project Area C former K-Mart toaccomodate retail, restaurant and other commercial uses including a new Hy-Vee grocery store andconstruction of necessary infrastructure, parking and landscaping.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	10

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	374

Blue Springs

Adams Farm Tax Project A, B, &C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$3,101,360.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,669,601.00	Amount on Hand:	$1,181,527.00

Economic Activity Taxes:

Total received since inception:	$7,878,806.00	Amount on Hand:	$1,919,834.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$27,530,722.00
Property Acquisition and Relocation Costs:	$5,221,829.00
Project Implementation Costs:	$5,837,649.00
Other:	$3,238,121.00
Other:	$3,626,775.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $45,455,097.00

Anticipated TOTAL Project Costs: $138,399,688.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Blue Springs

Adams Farm Tax Project A, B, &C

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): Blue Springs Development Three, Inc.

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

Projects A, B, and C will consist of retail space, anchor stores, a number of mid-sized stores, smaller retailshops, restaurants and pad sites available for commercial use. Public infrastructure improvements includethe widening and construction of new traffic lanes on Adams Dairy Parkway, Coronado Drive, R.D. Mize Roaand adjustments to the off-ramp from U.S. Interstate 70.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1579	**Actual to Date:**	877

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	916

Blue Springs

Copperleaf Village Shopping Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$46,458.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$270,197.00	Amount on Hand:	$36,028.00

Economic Activity Taxes:

Total received since inception:	$66,939.00	Amount on Hand:	$10,435.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$836,177.00
Property Acquisition and Relocation Costs:	$794,195.00
Project Implementation Costs:	$69,696.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,700,068.00

Anticipated TOTAL Project Costs: $7,570,169.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	18
Current anticipated estimated number of years to retirement:	18

Blue Springs

Copperleaf Village Shopping Center

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): Copperleaf Village, LLC

Senate District: 8

House District: 54

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The redevelopment of a retail center that comprises a series of current developments ranging in age from 3045 years and impacts 8 parcels of property located along Missouri Highway 7 between R.D. Mize Road andHearnes Avenue. The existing 3 pad sites will be reconfigured and redeveloped to be consistent with thetenant mix, access and visibility of the upgraded shopping center.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	76

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	78

Blue Springs

Fall Creek Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$384,835.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,607,829.00	Amount on Hand:	$252,275.00

Economic Activity Taxes:

Total received since inception:	$2,763,750.00	Amount on Hand:	$132,560.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,015,000.00
Property Acquisition and Relocation Costs:	$400,000.00
Project Implementation Costs:	$485,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,900,000.00

Anticipated TOTAL Project Costs: $45,646,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	15
Current anticipated estimated number of years to retirement:	23

Blue Springs

Fall Creek Tax Increment Financing Plan

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): Top Star, LLC

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 4/1/1996

Plan Description:

The Project Area contains approx 40 acres Project 1 has multiple buildings with approx 202,000 SF of grossleasable area, at least one office building, parking for approx1,500 vehicles. Project 2 will includeconstruction of a residential community of approx 150 units. Both Project Areas will include related necessarpublic a improvements such as sidewalks, road-widening, traffic control improvements and utilityinfrastructure.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	200	**Actual to Date:**	206

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	160

Blue Springs

Woods Chapel TIF , Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$95,880.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$223,021.00	Amount on Hand:	$63,459.00

Economic Activity Taxes:

Total received since inception:	$55,172.00	Amount on Hand:	$32,422.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$4,318,264.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$591,800.00
Other:	$774,359.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,837,173.00

Anticipated TOTAL Project Costs: $19,185,046.00

Financing Method:

Other

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Blue Springs

Woods Chapel TIF , Project 1

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): I-70 Partners, LLC

Senate District: 8

House District: 54

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The Redevelopment Area will be developed as three Redevelopment Projects. Redevelopment Project 1 wilconsist of approximately 56,675 SF of retail space, including retail shops and pad sites available forcommercial use. Redevelopment Project 2 will consist of approximately 92,400 SF of retail space, includingretail shops and a grocery store. Redevelopment Project 3 will consist of approximately 5,800 SF for a bank.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	25

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	25

Blue Springs

Woods Chapel TIF, Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,486,713.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$22,244.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,508,957.00

Anticipated TOTAL Project Costs: $15,833,459.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Blue Springs

Woods Chapel TIF, Project 2

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): I-70 Partners, LLC

Senate District: 8

House District: 54

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The Redevelopment Area will be developed as three Redevelopment Projects. Redevelopment Project 1 wilconsist of approximately 56,675 SF of retail space, including retail shops and pad sites available forcommercial use. Redevelopment Project 2 will consist of approximately 92,400 SF of retail space, includingretail shops and a grocery store. Redevelopment Project 3 will consist of approximately 5,800 SF for a bank.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Blue Springs

Woods Chapel TIF, Project 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$137,988.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$8,254.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $146,242.00

Anticipated TOTAL Project Costs: $1,894,355.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Blue Springs

Woods Chapel TIF, Project 3

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): I-70 Partners, LLC

Senate District: 8

House District: 54

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The Redevelopment Area will be developed as three Redevelopment Projects. Redevelopment Project 1 wilconsist of approximately 56,675 SF of retail space, including retail shops and pad sites available forcommercial use. Redevelopment Project 2 will consist of approximately 92,400 SF of retail space, includingretail shops and a grocery store. Redevelopment Project 3 will consist of approximately 5,800 SF for a bank.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Branson

Branson Hills Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$5,064,826.06	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$30,174,159.52	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$24,865,799.00
Property Acquisition and Relocation Costs:	$19,234,509.00
Project Implementation Costs:	$3,899,672.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $48,000,000.00

Anticipated TOTAL Project Costs: $119,495,634.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

Branson

Branson Hills Redevelopment Project

Contact Agency: Branson

Contact Phone: 417-337-8553

Developer(s): Ozark Diversified Development Co.

Senate District: 29

House District: 156

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Project 1 - 41.32 acres for the construction of approximately 290,000 sq. ft. of retail space for a Home Depot, Target, TJ Maxx and six outparcels. Project 2 & 3 - 100 acres for the construction of approximately 606,825 sq. ft. shopping center to include Wal-Mart, Kohl's and eight outparcels.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	1220

Number of Retained Jobs:

Projected:	1199	**Actual to Date:**	1220

Branson

Branson Landing Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$10,266,930.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$38,193,937.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$36,974,980.00
Property Acquisition and Relocation Costs:	$39,019,548.00
Project Implementation Costs:	$0.00
Other:	$55,345,520.00
Other:	$1,500,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $148,440,048.00

Anticipated TOTAL Project Costs: $148,440,048.00

Financing Method:

TIF Bonds
Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

Branson

Branson Landing Redevelopment Project

Contact Agency: Branson

Contact Phone: 417-337-8553

Developer(s): HCW Development Company, LLC

Senate District: 29

House District: 156

Original Date Plan/Project Approved: 1/1/2003

Plan Description:

Public improvements include construction of an approximately 220,000 sq. ft. convention center, a new town square and a themed boardwalk along Lake Taneycomo, multilevel parking garage, street utility and bridge improvements, etc. Private included 450,000 sq. ft. anchor retail, two hotels and waterfront condominiums.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	1772

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	1772

Branson

Branson Meadows TIF 1995

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$5,682,330.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$7,200,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$4,644,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $11,844,000.00

Anticipated TOTAL Project Costs: $11,844,000.00

Financing Method:

TIF Bonds
Other Bond

Original estimated number of years to retirement:	18
Current anticipated estimated number of years to retirement:	0

Branson

Branson Meadows TIF 1995

Contact Agency: Branson

Contact Phone: 417-337-8553

Developer(s): Marvin & Ivor Motley

Senate District: 29

House District: 156

Original Date Plan/Project Approved: 8/1/1995

Plan Description:

Current conditions identified by making provision for adequate street layout, utilities and other site improvements. Encourage orderly development. Encourage private investment. Eliminate potential traffic problems. Install, reconstruct, relocate streets and roads essential to the development of the area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	500

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	445

Brentwood

Brentwood Pointe Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$3,176,179.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$7,606,472.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$7,600,000.00
Property Acquisition and Relocation Costs:	$14,600,000.00
Project Implementation Costs:	$1,300,000.00
Other:	$3,500,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $27,000,000.00

Anticipated TOTAL Project Costs: $170,270,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	12
Current anticipated estimated number of years to retirement:	0

Brentwood

Brentwood Pointe Redevelopment Project

Contact Agency: Brentwood

Contact Phone: 314-963-8606

Developer(s): Dierbergs Brentwood, LLC

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 6/1/1996

Plan Description:

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate approximately 900,000 square feet of new development comprising retail, office, entertainment, and apartment development. The Redevelopment Project consists of a commercial/retail center located on Redevelopment Areas 2 & 3.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	389

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Brentwood

Hanley Station--Hanley/Strassner TIF Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$55,053.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$3,724,745.00	Amount on Hand:	$2,096.00

Economic Activity Taxes:

Total received since inception:	$784,350.00	Amount on Hand:	$52,957.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,400,000.00
Property Acquisition and Relocation Costs:	$350,000.00
Project Implementation Costs:	$500,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,250,000.00

Anticipated TOTAL Project Costs: $46,340,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	12
Current anticipated estimated number of years to retirement:	12

Brentwood

Hanley Station--Hanley/Strassner TIF Redevelopment

Contact Agency: Brentwood

Contact Phone: 314-963-8606

Developer(s): MLP Hanley Station, LLC

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 4/1/2003

Plan Description:

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate a mixed-use project incorporating residential and retail spaces. The Redevelopment Project includes condominiums, retail space, a hotel and parking garages.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	83

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Brentwood

Kenilworth Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$3,498,680.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$15,008,573.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$6,900,000.00
Property Acquisition and Relocation Costs:	$5,400,000.00
Project Implementation Costs:	$100,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $12,400,000.00

Anticipated TOTAL Project Costs: $82,812,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	9
Current anticipated estimated number of years to retirement:	0

Brentwood

Kenilworth Redevelopment Area

Contact Agency: Brentwood

Contact Phone: 314-963-8606

Developer(s): Pace-Zelman Development, LLC

Senate District: 15

House District: 87

Original Date Plan/Project Approved: 5/1/1999

Plan Description:

Acquisition and demolition of residential and commercial structures for redevelopment of retail uses. Benefits include roadway and parking improvements.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	640	**Actual to Date:**	722

Number of Retained Jobs:

Projected:	50	**Actual to Date:**	50

Brentwood

Meridian Project (Hanely/Eager TIF)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$6,417,622.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$6,410,742.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$8,600,000.00
Property Acquisition and Relocation Costs:	$10,000,000.00
Project Implementation Costs:	$1,000,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $19,600,000.00

Anticipated TOTAL Project Costs: $133,683,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	9
Current anticipated estimated number of years to retirement:	9

Brentwood

Meridian Project (Hanely/Eager TIF)

Contact Agency: Brentwood

Contact Phone: 314-963-8606

Developer(s): Eager Road Associates, LLC

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 12/1/2000

Plan Description:

This is a mixed-use Redevelopment Project of retail and office space including surface and structured parking.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	860

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Bridgeton

Hilltop Plaza Redevelopment Area (T3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$105,496.79	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$2,186,018.62	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $34,500,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	21
Current anticipated estimated number of years to retirement:	21

Bridgeton

Hilltop Plaza Redevelopment Area (T3)

Contact Agency: Bridgeton

Contact Phone: 314-739-7500

Developer(s): THF Rock Road Development

Senate District: 24 Sen. Lamping, 14 Sen. Chapalle-Nadal

House District: 70 Rep. Otto, 72 Rep. Nichols, 73 Rep. Curtis

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

Will e-mail

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	400	**Actual to Date:**	400

Number of Retained Jobs:

Projected:	400	**Actual to Date:**	400

Bridgeton

St. Charles Rock Road Redevelopment Project (T4)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2015

Payments in Lieu of Taxes:

Total received since inception: $380,984.68 Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $981,945.13 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $25,500,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bridgeton

St. Charles Rock Road Redevelopment Project (T4)

Contact Agency: Bridgeton

Contact Phone: 314-739-7500

Developer(s): Bridgeton Rock Development, LLC

Senate District: 24 Sen Lamping, 14 Sen Chapalle-Nadal

House District: 70 Rep Otto, 72 Rep Nichols, 73 Rep Curtis

Original Date Plan/Project Approved: 7/1/2010

Plan Description:

Expansion and relocation of Wal Mart Supercenter Store containing approx. 148,240 sq. ft.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	400	**Actual to Date:**	400

Number of Retained Jobs:

Projected:	400	**Actual to Date:**	400

Cabool

Cabool Tax Increment Financing Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$148,296.30	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Cabool

Cabool Tax Increment Financing Redevelopment

Contact Agency: Cabool

Contact Phone: 417-962-3136

Developer(s): City of Cabool

Senate District: 33

House District: 147

Original Date Plan/Project Approved: 6/1/1993

Plan Description:

TIF helps to create economic activity in the depressed central business district. The plan places the risk on the developer to invest and recover some of their investment based upon retail sales. TIF reallocates taxes based upon the creation of new jobs and retail performance. Sales tax is allocated at 50 and the city property taxes at 100. County, school, and library taxes are not affected by TIF.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	111	**Actual to Date:**	71

Number of Retained Jobs:

Projected:	25	**Actual to Date:**	31

Camdenton

Oak Ridge Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,011.94	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$75,000.00	Amount on Hand:	$1,011.94

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$252,277,725.00
Property Acquisition and Relocation Costs:	$5,528,181.00
Project Implementation Costs:	$2,741,774.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $33,847,678.00

Anticipated TOTAL Project Costs: $119,692,880.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Camdenton

Oak Ridge Redevelopment Area

Contact Agency: Camdenton

Contact Phone: 573-346-3600

Developer(s): Oak Ridge Landing Development Company

Senate District: 33

House District: 155

Original Date Plan/Project Approved: 3/1/2007

Plan Description:

Construction of approximately 764.200 sq ft of retail space - tenants yet to be determined

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	800	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Carrollton

NE Hwy 65 & Municipal DR. Phase 1&2 Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$22,874.68	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	0

Carrollton

NE Hwy 65 & Municipal DR. Phase 1&2 Redevelopment

Contact Agency: Carrollton

Contact Phone: 660-542-1414

Developer(s): Aashay Enterprises

Senate District: 12th District

House District: 7th District

Original Date Plan/Project Approved: 11/1/1997

Plan Description:

New builds and relocations.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$103,951.42	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$835,905.61	Amount on Hand:	$103,951.42

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Charleston

1-57 Redevelopment Plan

Contact Agency: Charleston

Contact Phone: 573-683-3325

Developer(s): NA

Senate District: 27

House District: 161

Original Date Plan/Project Approved: 4/1/2014

Plan Description:

Facilitate new development in the area, construct necessary improvements public and private within the area, and assist in the relocation of business and residents that will be displaced as a result of the plan through payment and relocation costs. The primary purpose of this plan is to establish the process by which redevelopment throughout the entire area can occur.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	95	**Actual to Date:**	61

Number of Retained Jobs:

Projected:	50	**Actual to Date:**	25

City of Blue Springs

White Oak TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,222,695.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$2,461,224.00
Other:	$1,773,247.00
Other:	$522,500.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,979,666.00

Anticipated TOTAL Project Costs: $49,639,471.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

City of Blue Springs
White Oak TIF

Contact Agency: City of Blue Springs

Contact Phone: 816-228-0106

Developer(s): Development Associates, LLC

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 11/1/2014

Plan Description:

The Project improvements contemplated by the TIF Plan include 1 acquisition of all property rights for the Redevelopment Area by the Developer 2 demolition of existing improvements located therein 3 completion of substantial site work and infrastructure improvements 4 construction of an approximately 85,000 SF grocery store including a potential future additionProject A 5 construction of approximately 19,250 SF of additional commercial space and 6 construction of an approximately 180-unit senior housing complex Project B.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	48

City of Bonne Terre

Highway 4767 T.I.F. District Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$4,559.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$817,484.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$742,556.00	Amount on Hand:	$4,559.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$9,122,246.00
Property Acquisition and Relocation Costs:	$40,000.00
Project Implementation Costs:	$1,425,000.00
Other:	$522,754.00
Other:	$400,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $11,510,000.00

Anticipated TOTAL Project Costs: $41,893,792.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	7

City of Bonne Terre

Highway 4767 T.I.F. District Development

Contact Agency: City of Bonne Terre

Contact Phone: 573-358-2254

Developer(s): The Orchard LCJames Bess

Senate District: 20

House District: 107

Original Date Plan/Project Approved: 7/1/1998

Plan Description:

Each area includes water, sewer & stormwater extensions, street, curbs & gutters and environmental cleanup. In addition, Area 1 also includes property acquisition which was used to purchase and develop a small business incubator site.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	500	**Actual to Date:**	207

Number of Retained Jobs:

Projected:	200	**Actual to Date:**	200

City of Cameron - DeKalb County

Crossroads TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$422,640.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$2,195,023.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,540,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$200,000.00
Other:	$50,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs:	$1,790,000.00
Anticipated TOTAL Project Costs:	$13,730,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

City of Cameron - DeKalb County
Crossroads TIF District

Contact Agency: City of Cameron - DeKalb County

Contact Phone: 816-632-2177

Developer(s): Walmart

Senate District: 12

House District: 2

Original Date Plan/Project Approved: 4/1/1994

Plan Description:

The TIF Plan provided TIF assistance for public infrastructure benefitting Project Areas A-J Wal-Mart SuperCenter anchor, Dollar General Store, Bank, Furniture Store, Radio Station, Healthcare Business, Bureau, Real Estate Office, Sears and a Lumber Store, all of which have been completed and TIF collection terminated. Two additional Project Areas, K and L, are undeveloped and inactive.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Also inadequate street layout.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$41,963.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$178,437.00	Amount on Hand:	$24,339.00

Economic Activity Taxes:

Total received since inception:	$113,270.00	Amount on Hand:	$17,624.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,309,897.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$128,718.00
Other:	$190,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,628,615.00

Anticipated TOTAL Project Costs: $29,096,613.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

City of Cameron, Missouri - DeKalb County
Crossroads II Tax Increment Financing Plan

Contact Agency: City of Cameron, Missouri - DeKalb County

Contact Phone: 816-632-2177

Developer(s): RP IIMEG, RP IIIOrscheln, RP IVCommercial Enter

Senate District: 12

House District: 2

Original Date Plan/Project Approved: 10/1/2004

Plan Description:

The Plan provides for the redevelopment of the area in multiple phases for commercial and retail uses. Redevelopment Project I was not pursued as a TIF. Redevelopment Project II is inactive. Redevelopment Project III is a 1.5 million retail project. Redevelopment Project IV is a commercial building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Plus obsolete platting and inadequate street layout.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$735,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$15,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $750,000.00

Anticipated TOTAL Project Costs: $3,266,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	12
Current anticipated estimated number of years to retirement:	12

City of Cameron, Missouri - DeKalb County

Manion Plaza Redevelopment Plan

Contact Agency: City of Cameron, Missouri - DeKalb County

Contact Phone: 816-632-2177

Developer(s): Manion Quality Homes and Construction, LLC

Senate District: 12

House District: 2

Original Date Plan/Project Approved: 8/1/2014

Plan Description:

Development for commercial/retail uses in phases with total project costs anticipated to exceed 3 million and tax increment financing assistance of approximately 750.00.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
obsolete platting and inadequate street layout.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

City of Dellwood

Chambers - West Florissant TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$69,984.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$670,379.00	Amount on Hand:	$124,785.00

Economic Activity Taxes:

Total received since inception:	$722,536.30	Amount on Hand:	$127,872.99

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,650,000.00
Property Acquisition and Relocation Costs:	$1,000,000.00
Project Implementation Costs:	$0.00
Other:	$400,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,050,000.00

Anticipated TOTAL Project Costs: $15,555,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

City of Dellwood

Chambers - West Florissant TIF

Contact Agency: City of Dellwood

Contact Phone: 3145214339

Developer(s): Dellwood Acquisitions, Inc.

Senate District: 14

House District: 80

Original Date Plan/Project Approved: 10/1/2005

Plan Description:

Previously Submitted Redevelopment Agreement between City of Dellwood and Koman Properties dated October 24, 2005 and First Amendment to Redevelopment Agreement dated April 14, 2008.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	72	**Actual to Date:**	90

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

City of Des Peres

ManchesterBallas Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$20,749,627.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$36,294,107.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $300,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	0

City of Des Peres

ManchesterBallas Redevelopment Project

Contact Agency: City of Des Peres

Contact Phone: 314-835-6113

Developer(s): Westfield of America, LLC (currently CBL Propertie

Senate District: 24th

House District: 94th

Original Date Plan/Project Approved: 12/1/1997

Plan Description:

Demolition of obsolete 500,000square foot, 2 anchor regional mall and replace with 1.2 million square foot 4 anchor regional mall.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

City of Ellsinore

Ellsinore TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$5,179.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$30,535.00	Amount on Hand:	$5,179.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$905,000.00
Property Acquisition and Relocation Costs:	$150,000.00
Project Implementation Costs:	$150,000.00
Other:	$180,750.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,385,750.00

Anticipated TOTAL Project Costs: $3,404,750.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

City of Ellsinore

Ellsinore TIF District

Contact Agency: City of Ellsinore

Contact Phone: 573-322-5333

Developer(s): Kearbey Enterprises, LLC

Senate District: 3

House District: 153

Original Date Plan/Project Approved: 9/1/2012

Plan Description:

Redevelopment of an old lumber yard into a home improvement store and a general merchandise store. Demolition of unsafe buildings and public improvements in RPA1. RPA1 extends utilities and other infrastructure for retail development on Hwy. 60.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	20	**Actual to Date:**	5

Number of Retained Jobs:

Projected:	6	**Actual to Date:**	5

City of Eureka

Eureka S. I-44 Redevelopment Area, 2005

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$8,688.28	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,437,600.29	Amount on Hand:	$943,911.19

Economic Activity Taxes:

Total received since inception:	$78,198.64	Amount on Hand:	$27,312.71

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$25,500,000.00
Property Acquisition and Relocation Costs:	$9,000,000.00
Project Implementation Costs:	$500,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $35,000,000.00

Anticipated TOTAL Project Costs: $534,230.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

City of Eureka

Eureka S. I-44 Redevelopment Area, 2005

Contact Agency: City of Eureka

Contact Phone: 636-938-5233

Developer(s): CV EUREKA, LLC

Senate District: 26

House District: 89

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

Retail and House

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 300 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

City of Independence

Independence Square

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$110,379.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$629,625.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$5,666,624.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,296,249.00

Anticipated TOTAL Project Costs: $22,203,161.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

City of Independence

Independence Square

Contact Agency: City of Independence

Contact Phone: 8163257183

Developer(s): NA City Initiated

Senate District: 11

House District: 21

Original Date Plan/Project Approved: 12/1/2013

Plan Description:

Public improvements that benefit the Redevelopment Area including beautification and new streetscapes. In the future, faade and structural improvements to be made to privately owned buildings.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

City of Jennings, Missouri

Buzz Westfall Plaza on the Blvd. TIF No. 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,669,920.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$3,553,297.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$5,116,738.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$9,900,000.00
Property Acquisition and Relocation Costs:	$6,000,000.00
Project Implementation Costs:	$1,000,000.00
Other:	$704,421.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $17,604,421.00

Anticipated TOTAL Project Costs: $38,937,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	7

City of Jennings, Missouri

Buzz Westfall Plaza on the Blvd. TIF No. 3

Contact Agency: City of Jennings, Missouri

Contact Phone: 314-388-1164

Developer(s): Sansone Group

Senate District: 69 & 70

House District: 13 & 14

Original Date Plan/Project Approved: 7/1/1999

Plan Description:

An approximately 56.29 acre tract of land proposed for use as a retail center with those uses as designated in a C-3 Regional Commercial District by Jennings Zoning code. It is estimated that approximately 500 new permanent jobs will be created if the area is developed in accordance with the Plan. To date, many jobs have been created because of this development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	130	**Actual to Date:**	350

Number of Retained Jobs:

Projected:	25	**Actual to Date:**	20

City of Jennings, Missouri

River Roads Estate Redevelpment Project 7A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$289,277.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$721,980.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$203,372.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$700,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$25,000.00
Other:	$700,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,425,000.00

Anticipated TOTAL Project Costs: $15,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

City of Jennings, Missouri

River Roads Estate Redevelpment Project 7A

Contact Agency: City of Jennings, Missouri

Contact Phone: 314-388-1164

Developer(s): SWH Investments, LLC

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 11/1/2002

Plan Description:

Redevelopment Project Plat 7A containing 11.80 acres in intended to be developed into a retail commercial district designed to accommodate a variety of general commercial activities intended to provide a wide range of goods and services normally used, consumed or needed in the home or by individuals.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	100	**Actual to Date:**	10

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

City of Jennings, Missouri

River Roads Estates Redevelopment Project 7B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,326.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$696,356.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$24,299.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$4,000,000.00
Property Acquisition and Relocation Costs:	$3,450,000.00
Project Implementation Costs:	$125,000.00
Other:	$700,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $8,275,000.00

Anticipated TOTAL Project Costs: $30,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

City of Jennings, Missouri

River Roads Estates Redevelopment Project 7B

Contact Agency: City of Jennings, Missouri

Contact Phone: 314-388-1164

Developer(s): SWH Investments, LLC

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 11/1/2002

Plan Description:

The amendment to the agreement alters the land uses for project area 7B by expanding the senior housing component, eliminating the City Hall component, reducing the number of single family houses and increasing the commercial component.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	100	**Actual to Date:**	10

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

City of Joplin

1717 Marketplace

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$450,286.99	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$4,736,042.82	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,623,651.00
Property Acquisition and Relocation Costs:	$1,131,786.00
Project Implementation Costs:	$1,792,429.00
Other:	$3,127,805.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $11,675,671.00

Anticipated TOTAL Project Costs: $51,365,165.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

City of Joplin

1717 Marketplace

Contact Agency: City of Joplin

Contact Phone: 417-624-0820

Developer(s): WBB LLC

Senate District: 32

House District: 128

Original Date Plan/Project Approved: 1/1/2005

Plan Description:

The Redevelopment Plan called for the redevelopment of the approximate 38.8 acres from vacant and deteriorating property into individual commercial developments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	397	**Actual to Date:**	157

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	200

City of Joplin

Northpark Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,562,624.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$6,353,538.44	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$8,370,900.00
Property Acquisition and Relocation Costs:	$1,450,000.00
Project Implementation Costs:	$275,000.00
Other:	$5,853,134.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $15,949,034.00

Anticipated TOTAL Project Costs: $60,605,767.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

City of Joplin

Northpark Crossing

Contact Agency: City of Joplin

Contact Phone: 417-624-0820

Developer(s): Jeffrey L. Ungerer

Senate District: 32

House District: 128

Original Date Plan/Project Approved: 6/1/2004

Plan Description:

The Redevelopment Plan called for the redevelopment of the approximate 31.08 acres into individual redevelopment project areas. Each individual redevelopment project area will be its own project. the redevelopment of this area accomplishes the goals of the City for infill retail development. There are shopping areas to both the north and west providing some retail choices for consumers. Redevelopment of this area has created synergy among al

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	600	**Actual to Date:**	500

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	97

City of Joplin

Recovery TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$614,319.93	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$984,932.35	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$8,000,000.00
Property Acquisition and Relocation Costs:	$30,000,000.00
Project Implementation Costs:	$250,000.00
Other:	$13,000,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $42,000,000.00

Anticipated TOTAL Project Costs: $807,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	20
Current anticipated estimated number of years to retirement:	11

City of Joplin

Recovery TIF

Contact Agency: City of Joplin

Contact Phone: 417-624-0820

Developer(s): Joplin Redevelopment Corporation

Senate District: 32

House District: 128

Original Date Plan/Project Approved: 12/1/2012

Plan Description:

The City of Joplin was struck by an EF-5 tornado on May 22, 2011 that damaged or destroyed 30 of the community. As a result, the Redevelopment Plan called for the redevelopment of the approximate 3,100 acres in order to facilitate the recovery and economic revitalization of the area. The Redevelopment Project describes total project costs of 807 million. The Redevelopment Project is comprised of numerous redevelopment project components, i

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 1299 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

City of Manchester

Highway 141Manchester Road Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$7,920,478.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$6,070,078.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$20,305,643.00	Amount on Hand:	$7,920,478.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$10,500,000.00
Property Acquisition and Relocation Costs:	$23,500,000.00
Project Implementation Costs:	$3,500,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $37,500,000.00

Anticipated TOTAL Project Costs: $133,075,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	6
Current anticipated estimated number of years to retirement:	12

City of Manchester

Highway 141Manchester Road Redevelopment Area

Contact Agency: City of Manchester

Contact Phone: 636-227-1385

Developer(s): Pace Properties

Senate District: District 15

House District: Spllit Between Dsitricts 88 and 92

Original Date Plan/Project Approved: 11/1/2005

Plan Description:

Clearance of low-density, under-utilized properties to redevelop for a large-scale retail project, known as Manchester Highlands, by taking advantage of the accessibility and visibility provided by the newly widened Highway 141 from 2 to 6 lanes. The project added about 500,000 square feet of retail space to the corridor. The major anchor tenants are Costco and Wal-Mart. Junior anchors include Best Buy, Petsmart, and Bed, Bath & Beyond.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	845

City of Moline Acres

St. Cyr Road Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$51,777.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$1,399,814.11	Amount on Hand:	$196,064.46

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$800,000.00
Property Acquisition and Relocation Costs:	$1,500,000.00
Project Implementation Costs:	$0.00
Other:	$200,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,500,000.00

Anticipated TOTAL Project Costs: $9,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

City of Moline Acres

St. Cyr Road Redevelopment Project

Contact Agency: City of Moline Acres

Contact Phone: 314-868-2433

Developer(s): St Cyr Investment Company

Senate District: 013

House District: 069

Original Date Plan/Project Approved: 10/1/2003

Plan Description:

Redevelopment Agreement between City of Moline Acres and St. Cyr Investment Company, September 15, 2005. Land Acquisition, Relocation and Assemblage Site Preparation and Paving including site re-grading and excavation for new stl1lctures, paving for parking lot, streetscape improvements, road constl1lction, construction of infrastructure and landscaping Professional Fees, Project Contingencies and other Development Overhead

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	75	**Actual to Date:**	75

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,500,000.00
Property Acquisition and Relocation Costs:	$28,000,000.00
Project Implementation Costs:	$3,500,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $35,000,000.00

Anticipated TOTAL Project Costs: $123,500,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	20
Current anticipated estimated number of years to retirement:	20

CITY OF POPLAR BLUFF, MISSOURI

Eight Points Tax Increment Financing Redev Plan

Contact Agency: CITY OF POPLAR BLUFF, MISSOURI

Contact Phone: (573)686-8000

Developer(s): Eight Points Development, LLC

Senate District: 25

House District: 152 and 153

Original Date Plan/Project Approved: 8/1/2012

Plan Description:

The primary purpose of the Plan was to establish a comprehensive program for the redevelopment of the Redevelopment Area that would reduce or eliminate certain conditions, the existence of which qualified the Redevelopment Area to be a Blighted Area in accordance with the TIF Act and would enhance the tax base of the taxing districts within area. The Project included the demolition and removal of some of the existing buildings and the construction of several new retail and commercial buildings and related site improvements. The major anchor tenants are Menards and Wal-Mart Neighborhood Market.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

City of Sikeston

60 West-Malco

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,510,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$56,558.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,510,000.00

Anticipated TOTAL Project Costs: $7,648,675.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

City of Sikeston

60 West-Malco

Contact Agency: City of Sikeston

Contact Phone: 573-471-2511

Developer(s): Sikeston Development Co., LLC

Senate District: 27

House District: 149

Original Date Plan/Project Approved: 5/1/2015

Plan Description:

Construction of 8 plex movie theater

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 10 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 5 **Actual to Date:** 0

CITY OF ST. JOHN

ST. JOHN CROSSING TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$112.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,570,078.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$4,523,957.00	Amount on Hand:	$112.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$250,000.00
Property Acquisition and Relocation Costs:	$4,535,000.00
Project Implementation Costs:	$200,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,985,000.00

Anticipated TOTAL Project Costs: $5,645,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	14
Current anticipated estimated number of years to retirement:	14

CITY OF ST. JOHN
ST. JOHN CROSSING TIF

Contact Agency: CITY OF ST. JOHN

Contact Phone: 314-427-8700

Developer(s): St. John Crossings LLC

Senate District: 24

House District: 81

Original Date Plan/Project Approved: 7/1/2001

Plan Description:

Nineteen 19 acres of Blighted Area to be a shopping center, anchored by Shop N Save grocery store, 66,200 sq ft with 36,000 sq ft of reatail space, plus two 2 out parcels and parking for 612 vehicles.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	175	**Actual to Date:**	230

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

City of St. Peters

Old Town Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$4,757,586.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$6,817,610.00	Amount on Hand:	$2,392,215.00

Economic Activity Taxes:

Total received since inception:	$6,605,951.00	Amount on Hand:	$2,365,371.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$8,130,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$200,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $8,330,000.00

Anticipated TOTAL Project Costs: $236,100,100.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	4

City of St. Peters
Old Town Redevelopment Area

Contact Agency: City of St. Peters

Contact Phone: 636-477-6600 x1305

Developer(s): na

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 5/1/1996

Plan Description:

The plan permits the use of TIF funds to increase the flood protection to the 500 year level from 100 year protection, to encourage redevelopment of tracts fronting I-70 , revitalization of Old Town St. Peters, and development of infrastructure for development of industrial sites north of the railroad. Salt River Road has been extended, linking premier 370 to Highway 79 and providing access to a large development area.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	248

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

City of St. Peters

St. Peters Centre Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$728,552.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$38,221,352.00	Amount on Hand:	$80,161.00

Economic Activity Taxes:

Total received since inception:	$38,461,239.00	Amount on Hand:	$648,391.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,974,642.00
Property Acquisition and Relocation Costs:	$4,074.00
Project Implementation Costs:	$117,284.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,096,000.00

Anticipated TOTAL Project Costs: $36,771,000.00

Financing Method:

General Obligation Bonds
TIF Notes

Original estimated number of years to retirement:	20
Current anticipated estimated number of years to retirement:	0

City of St. Peters

St. Peters Centre Redevelopment Area

Contact Agency: City of St. Peters

Contact Phone: 636-477-6600 x1305

Developer(s): na

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 12/1/1992

Plan Description:

A retail power center anchored by Costco of approximately 110,000 square feet of retail stores and restaurants is located on a site containing approximately 24 acres. A smaller retail center was built adjacent to Costco which is mostly leased. The District, which includes City Hall and the Rec-Plex is developed with Class A office space and retail uses.A Menards store was built in 2013 within the District several outlots area available.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	300	**Actual to Date:**	2204

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

City of St. Peters

St. Peters Route 370

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$460,285.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$883,160.00	Amount on Hand:	$438,046.00

Economic Activity Taxes:

Total received since inception:	$80,733.00	Amount on Hand:	$22,133.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $70,000,000.00

Anticipated TOTAL Project Costs: $131,092,500.00

Financing Method:

General Obligation Bonds
TIF Bonds
Other Bond
Other

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	8

City of St. Peters

St. Peters Route 370

Contact Agency: City of St. Peters

Contact Phone: 636-477-6600 x1305

Developer(s): na

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 12/1/1999

Plan Description:

The project is the creation of a new mixed-use development area that will include office/warehouse, manufacturing, office, dining/entertainment, hotel/conference, cultural and recreation uses. The primary development infrastructure has been completed other infrastructure will be installed as development occurs. A trucking company office/warehouse has been constructed and is open in the development.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	75

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,523,727.00
Property Acquisition and Relocation Costs:	$6,728,249.00
Project Implementation Costs:	$26,546,870.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $36,798,847.00

Anticipated TOTAL Project Costs: $127,682,318.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Clayton

Carondelet Village Redevelopment Plan

Contact Agency: Clayton

Contact Phone: 3142908467

Developer(s): Mark S. Mehlman Realty, Inc

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

Construction of approximately 128 million mixed-use development including retail space, theater/performance hall, Class A office space, boutique hotel and 650 car parking structure.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	926	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Columbia

10th and Locust TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015	

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Other

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Columbia

10th and Locust TIF Plan

Contact Agency: Columbia

Contact Phone: 573-874-7333

Developer(s): 10th & Locust, LLC

Senate District: 19

House District: 25

Original Date Plan/Project Approved: 7/1/2009

Plan Description:

Demolition of existing structures, construction of 100,000 sq. ft. mixed-use building with 10,000 sq. ft. retail, 16,280 sq. ft. office/retail and 58 rental units and 11 parking spaces.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Columbia

Regency Hotel Redevelopment Plan and Project TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$76,836.16	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$62,133.40	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,750,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$450,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,200,000.00

Anticipated TOTAL Project Costs: $20,300,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	19

Columbia

Regency Hotel Redevelopment Plan and Project TIF

Contact Agency: Columbia

Contact Phone: 573-874-7333

Developer(s): Broadway Lodging, LLC

Senate District: 19

House District: 25

Original Date Plan/Project Approved: 2/1/2011

Plan Description:

Comprehensive redevelopment of the property to include an upscale hotel and associated restaurant, lounge and meeting space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	39	**Actual to Date:**	83

Number of Retained Jobs:

Projected:	23	**Actual to Date:**	23

Columbia

TIGER Hotel Redevelopment TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$100,195.38	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$46,644.95	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$235,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$200,000.00
Other:	$1,350,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,785,000.00

Anticipated TOTAL Project Costs: $8,925,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	17

Columbia

TIGER Hotel Redevelopment TIF

Contact Agency: Columbia

Contact Phone: 573-874-7333

Developer(s): Columbia Hotel Investment, Inc.

Senate District: 19

House District: 25

Original Date Plan/Project Approved: 7/1/2009

Plan Description:

Transform the former hotel from its current use as retirement apartments into a newly renovated boutique style historic lodging facility.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	33	**Actual to Date:**	98

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Desloge

Highway 67 Tax Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$2,082,380.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,754,575.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$11,310,113.00	Amount on Hand:	$2,082,380.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$10,066,121.00
Property Acquisition and Relocation Costs:	$1,145,232.00
Project Implementation Costs:	$1,131,868.00
Other:	$1,490,008.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $13,825,089.00

Anticipated TOTAL Project Costs: $13,825,089.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	6

Desloge

Highway 67 Tax Financing District

Contact Agency: Desloge

Contact Phone: 573-431-3700

Developer(s): None

Senate District: 003

House District: 117

Original Date Plan/Project Approved: 4/1/1997

Plan Description:

The current plan is to improve sites for commercial development.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	15	**Actual to Date:**	200

Number of Retained Jobs:

Projected:	5	**Actual to Date:**	200

Elm Grove

Elm Grove (incl. Hazelwood Plaza)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:		$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$142,218.44

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$628,488.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$180,967.00
Other:	$265,545.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,075,000.00

Anticipated TOTAL Project Costs: $1,523,533.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

Elm Grove

Elm Grove (incl. Hazelwood Plaza)

Contact Agency: Elm Grove

Contact Phone: 3145135018

Developer(s): JDS Investments

Senate District: 14

House District: 76

Original Date Plan/Project Approved: 4/1/1999

Plan Description:

The area has been primarily retail. At the time of the plan adoption, the K-Mart had been closed and Walgreens was relocating within the area. Plans called for redevelopment of the entire area into a large shopping plaza.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	321

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	30

Excelsior Springs

Elms Hotel TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$3,025.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$14.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$147,540.00	Amount on Hand:	$3,025.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$100,000.00
Other:	$2,614,587.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,714,587.00

Anticipated TOTAL Project Costs: $15,748,226.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Excelsior Springs
Elms Hotel TIF

Contact Agency: Excelsior Springs

Contact Phone: 8166300760

Developer(s): Widewaters Excelsior Springs Company, LLC

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 12/1/2008

Plan Description:

Redevelopment of the historic Elms Hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	95

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	25

Excelsior Springs

Paradise Playhouse TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$365,818.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$32,928.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Excelsior Springs
Paradise Playhouse TIF

Contact Agency: Excelsior Springs

Contact Phone: 8166300760

Developer(s): Paradise Playhouse

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 1/1/1999

Plan Description:

The developer built a dinner theater on a vacant piece of property.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Excelsior Springs

Vintage Plaza II TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$7,176.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$46,019.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$43,642.00	Amount on Hand:	$7,176.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,800,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$50,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,850,000.00

Anticipated TOTAL Project Costs: $6,030,216.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Excelsior Springs

Vintage Plaza II TIF

Contact Agency: Excelsior Springs

Contact Phone: 8166300760

Developer(s): CHAP Land Company, LLC

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 5/1/2011

Plan Description:

Project Theater building construction including site preparation, utilities, building and real property improvements. Retail/commercial center construction including site preparation, utilities, real property improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	25

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Excelsior Springs

Vintage Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$20,109.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$906,834.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$666,573.00	Amount on Hand:	$20,109.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,535,403.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$125,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,660,403.00

Anticipated TOTAL Project Costs: $26,860,080.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Excelsior Springs
Vintage Plaza TIF

Contact Agency: Excelsior Springs

Contact Phone: 8166300760

Developer(s): CHAP Land Company, LLC

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 5/1/2002

Plan Description:

Project Phase I Installation of a traffic signal at the intersection of highway 69 and Vintage Drive and construction of acceleration/deceleration lanes in the same location Phase II Construction of Vintage Court and related storm sewers Phase III Extension of Vintage Drive and related storm sewers and Phase IV Realignment of McCleary Road.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	95

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	20

Excelsior Springs

Vintage Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$10,715.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$778,440.00	Amount on Hand:	$778,440.00

Economic Activity Taxes:

Total received since inception:	$551,198.00	Amount on Hand:	$10,715.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,535,403.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$40,000.00
Other:	$85,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,660,403.00

Anticipated TOTAL Project Costs: $26,860,080.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Excelsior Springs
Vintage Plaza TIF

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s): CHAP Land Company, LLC

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 5/1/2002

Plan Description:

Intallation of traffic signals at the intersection of Highway 69 and Vintage Dive, construction of acceleration and deceleration lanes, construction of Vintage Court and related storm sewers.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	95

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	25

Excelsior Springs

Wal-Mart/Elms TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,113,693.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$4,359,156.00	Amount on Hand:	$4,359,156.00

Economic Activity Taxes:

Total received since inception:	$12,517,538.00	Amount on Hand:	$1,113,693.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,270,806.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,270,806.00

Anticipated TOTAL Project Costs: $3,270,806.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Excelsior Springs
Wal-Mart/Elms TIF

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s): Multiple developers

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 11/1/1994

Plan Description:

Extension of sewer line to site and highway intersection improvments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	150	**Actual to Date:**	101

Number of Retained Jobs:

Projected:	200	**Actual to Date:**	200

Excelsior Springs

Wal-Mart/Elms TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,136,792.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,631,159.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$13,615,690.00	Amount on Hand:	$1,136,792.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Excelsior Springs
Wal-Mart/Elms TIF

Contact Agency: Excelsior Springs

Contact Phone: 8166300760

Developer(s): Multiple developers

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 11/1/1994

Plan Description:

Phase 1 Extension of a sewer line to the Wal-Mart site and highway intersection improvements Phase 3A included acquisition and disposition of property pursuant to private developers for several individual properties and historic renovation of the Elms Hotel Phase 4 included construction of sidewalks, public parking and improvements to storm sewers, water and sewer lines around the newly constructed dinner theater Paradise Playhouse.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	150	**Actual to Date:**	101

Number of Retained Jobs:

Projected:	200	**Actual to Date:**	200

Farmington

Highway 67 Tax Increment Finance District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$175,350.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$210,702.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$485,861.00	Amount on Hand:	$175,350.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$6,300,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,300,000.00

Anticipated TOTAL Project Costs: $24,300,000.00

Financing Method:

Pay As You Go
TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Farmington

Highway 67 Tax Increment Finance District

Contact Agency: Farmington

Contact Phone: 5737561701

Developer(s): NA

Senate District: 003

House District: 106

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

1 public & 1 private development project. Public projects includes road, right of way, sidewalk & storm water construction. Private development project to include approximately 280,000 sqft. of retail/commercial space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	450	**Actual to Date:**	180

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Farmington

Karsch Downtown Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$472,898.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,779,051.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$5,778,718.00	Amount on Hand:	$472,898.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,500,000.00
Property Acquisition and Relocation Costs:	$2,000,000.00
Project Implementation Costs:	$5,000,000.00
Other:	$800,000.00
Other:	$4,000,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $14,800,000.00

Anticipated TOTAL Project Costs: $66,000,000.00

Financing Method:

Pay As You Go
Loan

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Farmington

Karsch Downtown Redevelopment District

Contact Agency: Farmington

Contact Phone: 573-756-1701

Developer(s): NA

Senate District: 003

House District: 106

Original Date Plan/Project Approved: 12/1/2003

Plan Description:

Redevelopment plan will utilize public activities to alleviate existing conditions. Projects will convert existing deteriorated area, demolish deteriorated & dilapidated buildings& provide areas for both public & private buildings. Redevelopment activities in the area will include archeology/historic preservation, parking improvements, utilities, street, curb & guttering, municipal & county facilities.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	374

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	255

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$567,239.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,719,364.00	Amount on Hand:	$316,826.00

Economic Activity Taxes:

Total received since inception:	$2,149,331.00	Amount on Hand:	$250,413.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,000,000.00
Property Acquisition and Relocation Costs:	$5,500,000.00
Project Implementation Costs:	$1,000,000.00
Other:	$1,000,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $12,500,000.00

Anticipated TOTAL Project Costs: $32,500,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Ferguson

Downtown Redevelopment Plan

Contact Agency: Ferguson

Contact Phone: 314-524-5257

Developer(s): none

Senate District: 13,14

House District: 70,80

Original Date Plan/Project Approved: 9/1/2002

Plan Description:

This Plan has been adopted without the designation of a developer. The concept involves multiple developments and activities over the life of the plan, may include larger-scale developments undertaken by multiple developers, smaller-scale projects involving individual property owners, or projects implemented by the City.

Plan/Project Status: Seeking Developer

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	29

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	931

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$921,078.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$5,517,926.00	Amount on Hand:	$379,816.00

Economic Activity Taxes:

Total received since inception:	$7,863,381.00	Amount on Hand:	$541,262.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,904,000.00
Property Acquisition and Relocation Costs:	$2,838,000.00
Project Implementation Costs:	$540,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,282,000.00

Anticipated TOTAL Project Costs: $26,048,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	20
Current anticipated estimated number of years to retirement:	1

Ferguson

Halls Ferry/I-270 Redevelopment Plan

Contact Agency: Ferguson

Contact Phone: 314-524-5257

Developer(s): Crossing at Halls Ferry LLC (Dissolved 31411)

Senate District: 14

House District: 75

Original Date Plan/Project Approved: 7/1/1997

Plan Description:

Redevelop blighted 27.4 acres tract zoned C-1, General Commercial, which includes vacant Central Hardware store, into large-scale, planned retail center consisting of approximately 275,000 square feet retail with Home Depot and Shop-N-save as anchors. Infrastructure improvements include roadway, sidewalk, stormwater, and traffic signalization. Replace badly deteriorated, partially vacant shopping center with large-scale high quality development. Eliminate blight, enhance tax base.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	32

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	494

Florissant

Cross Keys Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,233,523.24	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$11,634,769.68	Amount on Hand:	$276,728.68

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Notes
Industrial Revenue Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

Florissant

Cross Keys Redevelopment Project

Contact Agency: Florissant

Contact Phone: 314-921-5700

Developer(s): Sansone Cross Keys LLC

Senate District: 13

House District: 75

Original Date Plan/Project Approved: 10/1/2001

Plan Description:

To facilitate redevelopment of the area for quality retail development comprised of commercial uses. To further provide new jobs and generate new revenue for the affected taxing districts.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Fulton

Atkinson Road Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$627,498.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$8,275,592.00	Amount on Hand:	$627,498.00

Economic Activity Taxes:

Total received since inception:	$204,492.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,954,340.00
Property Acquisition and Relocation Costs:	$1,125,800.00
Project Implementation Costs:	$257,590.00
Other:	$25,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,362,730.00

Anticipated TOTAL Project Costs: $4,362,730.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	20
Current anticipated estimated number of years to retirement:	2

Fulton

Atkinson Road Tax Increment Financing Plan

Contact Agency: Fulton

Contact Phone: 573-592-3131

Developer(s): Dollar General Corporation

Senate District: 16

House District: 20

Original Date Plan/Project Approved: 7/1/1998

Plan Description:

Construction of 1,200,000 square foot warehouse and distribution center.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	300	**Actual to Date:**	650

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Fulton

Fulton Commons Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$115,408.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,155,674.00	Amount on Hand:	$73,408.00

Economic Activity Taxes:

Total received since inception:	$714,396.00	Amount on Hand:	$42,000.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,500,000.00
Property Acquisition and Relocation Costs:	$2,024,000.00
Project Implementation Costs:	$1,558,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,082,689.00

Anticipated TOTAL Project Costs: $7,082,689.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Fulton

Fulton Commons Redevelopment Project

Contact Agency: Fulton

Contact Phone: 573-592-3131

Developer(s): LG&D

Senate District: 16

House District: 20

Original Date Plan/Project Approved: 11/1/2003

Plan Description:

Creation of home improvement center, bowling alley, theater, grocery store, etc.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	45	**Actual to Date:**	175

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$331,224.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$3,754,556.00	Amount on Hand:	$331,224.00

Economic Activity Taxes:

Total received since inception:	$528,605.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$107,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$235,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $342,000.00

Anticipated TOTAL Project Costs: $342,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	21

Fulton

Fulton Public Improv. Tax Increment Financing Plan

Contact Agency: Fulton

Contact Phone: 573-592-3131

Developer(s): Fulton 5 Transportation Development Corporation

Senate District: 16

House District: 20

Original Date Plan/Project Approved: 12/1/1996

Plan Description:

This plan consists of interchange at intersection of Route HH and Hwy 54, a connecting road from the interchange to William Woods Road, outer roadways along portions of Hwy 54 with limited access, the elimination of all grade crossings at the intersection of Westminster Avenue and Hwy 54, and other public improvements.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	250	**Actual to Date:**	816

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Grain Valley

Grain Valley Marketplace TIF- Project #2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$89,884.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$180,799.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$6,240,135.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$543,545.00
Other:	$3,500,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $10,283,680.00

Anticipated TOTAL Project Costs: $25,908,026.00

Financing Method:

Industrial Revenue Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	18

Grain Valley

Grain Valley Marketplace TIF- Project #2

Contact Agency: Grain Valley

Contact Phone: 816-847-6281

Developer(s): SG Properties

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 9/1/2010

Plan Description:

Redevelopment of 85 acres of blighted property into a mixes use project consisting of a movie theater, fast food and full service restaurants, in line retail center and pad sites totaling 175,000square feet with all necessary parking, utilities, and streets.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	185	**Actual to Date:**	40

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$27,793.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,181,610.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$1,488,026.00	Amount on Hand:	$27,793.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,502,043.00
Property Acquisition and Relocation Costs:	$1,115,000.00
Project Implementation Costs:	$648,948.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,300,991.00

Anticipated TOTAL Project Costs: $15,850,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

Grain Valley

Mall at Sni-A-Bar TIF Plan

Contact Agency: Grain Valley

Contact Phone: 816-847-6281

Developer(s): Ward Development & Investment CO

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 6/1/2002

Plan Description:

Development of 10.5 acres of blighted property into a mixed-use project including a grocery store, in-line retail center and pad sited totaling approximately 145,000 square feet of retail and office space, plus 320residential units, parking and necessary infrastructure.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	148	**Actual to Date:**	150

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Grain Valley, MO

Grain Valley MarketplaceInterchange TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Industrial Revenue Bond
Other

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Grain Valley, MO

Grain Valley MarketplaceInterchange TIF

Contact Agency: Grain Valley, MO

Contact Phone: 816-847-6281

Developer(s): none

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 9/1/2010

Plan Description:

Redevelopment of 85 acres of blighted property into a mixed use project consisting of a movie theater, fast food and full service restaurants, in line retail centers and pad sites. with all necessary parking, utilities and streets.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Grain Valley, MO Jackson County

Grain Valley Interchange TIF Project 1A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$94,088.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$32,549.00	Amount on Hand:	$32,549.00

Economic Activity Taxes:

Total received since inception:	$61,539.00	Amount on Hand:	$61,539.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$319,169.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $319,169.00

Anticipated TOTAL Project Costs: $319,169.00

Financing Method:

Other

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	21

Grain Valley, MO Jackson County

Grain Valley Interchange TIF Project 1A

Contact Agency: Grain Valley, MO Jackson County

Contact Phone: 816-847-6281

Developer(s): none

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 12/1/2013

Plan Description:

Redevelopment of 85 acres of blighted property into mixed use projects consisting of a movie theater, fast food, full service restaurants, in line retail center, and pad sites with all necessary parking, utilities and streets. Project 1A is approximately 2.4 acres of the TIF.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	90	**Actual to Date:**	90

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Grandview

TIF #10-Botts Road Industrial Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$5,138.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,140,585.00	Amount on Hand:	$4,624.00

Economic Activity Taxes:

Total received since inception:	$54,528.00	Amount on Hand:	$514.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,513,700.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$100,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,613,700.00

Anticipated TOTAL Project Costs: $5,613,700.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	12
Current anticipated estimated number of years to retirement:	0

Grandview

TIF #10-Botts Road Industrial Redevelopment Area

Contact Agency: Grandview

Contact Phone: 8163164804

Developer(s): Botts Investment LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Fund portion of costs to construct needed arterial and collector streets, storm sewers and sanitary sewers necessary for development in industrial-zoned area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	200	**Actual to Date:**	150

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Grandview

TIF #12-Patel Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$449,822.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$799,492.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$373,131.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,172,623.00

Anticipated TOTAL Project Costs: $9,862,378.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	9
Current anticipated estimated number of years to retirement:	0

Grandview

TIF #12-Patel Redevelopment Area

Contact Agency: Grandview

Contact Phone: 8163164804

Developer(s): Balaji Development Corporation

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 6/1/2005

Plan Description:

Construction of 38,000 sq. ft. hotel with meeting rooms, indoor pool, spa, exercise room, business center and breakfast area. Also called for second hotel, similar to original hotel, with an 8,000 sq. ft. sit-down restaurant. Also includes sidewalks, parking lots, storm drainage, other utility systems and extension of White Avenue from 127th Street to 129th Street.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	64	**Actual to Date:**	15

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Grandview

TIF #13-Grandview Crossing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$12,926.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$346,761.00	Amount on Hand:	$3,878.00

Economic Activity Taxes:

Total received since inception:	$779,090.00	Amount on Hand:	$9,048.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$6,803,129.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$100,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,903,129.00

Anticipated TOTAL Project Costs: $62,033,263.00

Financing Method:

Pay As You Go
Other Bond

Original estimated number of years to retirement:	13
Current anticipated estimated number of years to retirement:	0

Grandview

TIF #13-Grandview Crossing Redevelopment Area

Contact Agency: Grandview

Contact Phone: 8163164804

Developer(s): 75th Street LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 10/1/2005

Plan Description:

60 acres with mixed uses and vacant tracts in multiple zoning districts. Largest developed area includes a vacant former K-Mart store with an in-line strip plaza. Other issues include poor access from the adjacent street network, poor site appearance, site drainage, site degradation, site utilities and functional obsolescence of existing buildings.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Blight study completed in 1988 and updated in July 2005.

Number of New Jobs:

Projected:	0	**Actual to Date:**	25

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Grandview

TIF #14-Sunrise Farms Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$12,268,599.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$3,144,590.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $15,413,189.00

Anticipated TOTAL Project Costs: $68,406,671.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	11
Current anticipated estimated number of years to retirement:	0

Grandview

TIF #14-Sunrise Farms Redevelopment Area

Contact Agency: Grandview

Contact Phone: 8163164804

Developer(s): Rausch Coleman Cray LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 6/1/2009

Plan Description:

Pay extraordinary costs in the development of the vacant, undeveloped tract of land. Six separate redevelopment projects totaling 500,000 sq. ft. of retail, specialty, commerce, office and institutional uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Blight study performed by contractor hired by developer.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Grandview

TIF #15-Truman's Landing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$227,846.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$39,470,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $39,470,000.00

Anticipated TOTAL Project Costs: $83,114,524.00

Financing Method:

General Obligation Bonds
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	0

Grandview

TIF #15-Truman's Landing Redevelopment Area

Contact Agency: Grandview

Contact Phone: 8163164804

Developer(s): RED Legacy LLC

Senate District: 7

House District: 37

Original Date Plan/Project Approved: 2/1/2012

Plan Description:

72 acre redevelopment project, done in four phases 544,000 sq. ft. of grocery, big box, junior anchor and retail, commercial and other leasable space as part of state-of-the-art destination retail center.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.
City completed blight study and FMV appraisals.

Number of New Jobs:

Projected:	0	**Actual to Date:**	80

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Grandview

TIF #8- Downtown Grandview

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$21,725.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$177,376.00	Amount on Hand:	$11,297.00

Economic Activity Taxes:

Total received since inception:	$155,573.00	Amount on Hand:	$10,428.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$150,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$550,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $700,000.00

Anticipated TOTAL Project Costs: $2,800,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	12
Current anticipated estimated number of years to retirement:	0

Grandview

TIF #8- Downtown Grandview

Contact Agency: Grandview

Contact Phone: 8163164804

Developer(s): State Street Bank and Trust

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 7/1/2002

Plan Description:

Off-street parking, preserve existing businesses and allow for expansion, renovation of older buildings, development of vacant sites and renovation of existing buildings, facade improvements and theme development projects.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	150	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Grandview

TIF #9-Gateway Commons Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$32,538.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,128,154.00	Amount on Hand:	$29,284.00

Economic Activity Taxes:

Total received since inception:	$519,654.00	Amount on Hand:	$3,254.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$9,683,000.00
Property Acquisition and Relocation Costs:	$3,149,000.00
Project Implementation Costs:	$1,975,350.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $14,807,350.00

Anticipated TOTAL Project Costs: $48,000,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	12
Current anticipated estimated number of years to retirement:	0

Grandview

TIF #9-Gateway Commons Redevelopment Area

Contact Agency: Grandview

Contact Phone: 8163164804

Developer(s): Gateway Plaza LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 9/1/2003

Plan Description:

Resolve flooding issues, relocate two large interceptor sanitary sewer lines and transportation infrastructure. Develop a 60,000 sq. ft. Harley Davidson retail dealership, several outparcels and in-line retail space and mix of residential units.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	400	**Actual to Date:**	80

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Harrisonville

Harrisonville Marketplace

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$248,313.86	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$841,432.58	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$979,453.82	Amount on Hand:	$248,313.86

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$11,520,309.00
Property Acquisition and Relocation Costs:	$2,431,396.00
Project Implementation Costs:	$1,180,204.00
Other:	$1,173,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $16,304,909.00

Anticipated TOTAL Project Costs: $47,043,434.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Harrisonville

Harrisonville Marketplace

Contact Agency: Harrisonville

Contact Phone: 816-380-8922

Developer(s): Simmons Investments, Inc.

Senate District: 31

House District: 124

Original Date Plan/Project Approved: 3/1/2007

Plan Description:

Harrisonville Market Place consists of 34.5/- acres. The project is being constructed in two phases. The project is in process of absorbing 243,895 square feet of Gross Leasable Area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	259	**Actual to Date:**	174

Number of Retained Jobs:

Projected:	30	**Actual to Date:**	30

Harrisonville

Harrisonville Towne Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$80,455.27	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$980,637.57	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$1,554,188.17	Amount on Hand:	$80,455.27

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$4,466,800.00
Property Acquisition and Relocation Costs:	$2,075,000.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,541,800.00

Anticipated TOTAL Project Costs: $22,134,800.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Harrisonville

Harrisonville Towne Center

Contact Agency: Harrisonville

Contact Phone: 816-380-8922

Developer(s): D.J. Christie

Senate District: 31

House District: 124

Original Date Plan/Project Approved: 11/1/2005

Plan Description:

Harrisonville Towne Center is a two phase project consisting of 42 acres. The first phase is approximately 22.5 acres. The second phase, which has not been constructed, would be approximately 19.5 acres. Harrisonville Towne Center phase 1 is a retail project consisting of a Sutherlands Home Improvement Center, a Comfort Inn and a Russell Stover's outlet, along with undeveloped pad sites.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	105	**Actual to Date:**	64

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Hazelwood

Hazelwood Logistics Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,533,084.00	Amount on Hand:	$1,473,471.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$11,500,000.00
Property Acquisition and Relocation Costs:	$5,000,000.00
Project Implementation Costs:	$500,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $17,000,000.00

Anticipated TOTAL Project Costs: $43,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

Hazelwood

Hazelwood Logistics Center

Contact Agency: Hazelwood

Contact Phone: 3145135018

Developer(s): NorthPoint Development

Senate District: 14

House District: 76

Original Date Plan/Project Approved: 11/1/2006

Plan Description:

The project removed blight from 221 acres of mixed commercial and residential development, which included a dump site and land owned by both the county and airport. The site was cleared of all but a church and one commercial use. There is one 405,000 square foot industrial building with two tenants.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1000	**Actual to Date:**	84

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Hazelwood

Park 370

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$76,634,222.00	Amount on Hand:	$3,443,597.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$16,779,000.00
Property Acquisition and Relocation Costs:	$250,000.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $17,029,000.00

Anticipated TOTAL Project Costs: $163,894,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	10
Current anticipated estimated number of years to retirement:	0

Hazelwood

Park 370

Contact Agency: Hazelwood

Contact Phone: 3145135018

Developer(s): Tristar

Senate District: 7

House District: 78

Original Date Plan/Project Approved: 12/1/1998

Plan Description:

project seeks to convert a portion of the Missouri River floodplain into a light industrial park with access from MO 370. Project includes raising the land out of the floodplain for development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3000	**Actual to Date:**	2940

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Herculaneum

I-55/McNutt Street Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$31,300,000.00
Property Acquisition and Relocation Costs:	$800,000.00
Project Implementation Costs:	$1,900,000.00
Other:	$3,000,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $37,000,000.00

Anticipated TOTAL Project Costs: $103,681,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Herculaneum

I-55/McNutt Street Tax Increment Financing

Contact Agency: Herculaneum

Contact Phone: 636-475-4447

Developer(s): Herculaneum Development, Inc.

Senate District: 22

House District: 103

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate 1 approximately 312,000 square feet of new commercial space, 2 development of 10 commercial outlots and 3 an approximately 92-room hotel.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$19,282,364.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$675,000.00
Other:	$42,636.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $20,000,000.00

Anticipated TOTAL Project Costs: $56,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	0

Hillsboro

Hillsboro Hills Redevelopment Plan & Pro

Contact Agency: Hillsboro

Contact Phone: 636-797-3334

Developer(s): A Highway 21 LLC

Senate District: 022

House District: 118

Original Date Plan/Project Approved: 8/1/2010

Plan Description:

The redevelopment plan contemplates a mixed-use commercial center with a blend of retail, office and professional service style tenants. In order to accommodate the proposed uses, environmental, street, water, sewer and other infrastructure improvements are required.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Contact Gary Grewe

Number of New Jobs:

Projected:	100	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Hillsboro

Peach Tree Plaza & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$15,807.49	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$139,974.52	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$237,944.41	Amount on Hand:	$15,807.49

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,102,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$700,000.00
Other:	$200,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,002,000.00

Anticipated TOTAL Project Costs: $23,552,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Hillsboro

Peach Tree Plaza & Project

Contact Agency: Hillsboro

Contact Phone: (636) 797-3334

Developer(s): B.L. & Z. Investments, LLC

Senate District: 22

House District: 101

Original Date Plan/Project Approved: 8/1/2011

Plan Description:

The Redevelopment Plan proposes a Redevelopment Project that contemplates a mixed-use commercial center with a blend of commercial, retail, office and professional services tenants or owners, and possibly one or more residential apartment buildings.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	50	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Independence

Blue Ridge Crossing East Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$38,453.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$100,702.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$234,296.00	Amount on Hand:	$38,453.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,946,986.00
Property Acquisition and Relocation Costs:	$833,022.00
Project Implementation Costs:	$223,100.00
Other:	$158,958.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,212,046.00

Anticipated TOTAL Project Costs: $15,533,600.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Independence

Blue Ridge Crossing East Tax Increment Financing

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): David Horn

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

Demolition of structures, new infrastructure and site improvements, three new platted lots, three buildings 60,000 sf retail, 12,500 sf multi-tenant retail, and 3,300 sf drive-thru restaurant anticipated.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	150	**Actual to Date:**	75

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$75,063.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,507,980.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$6,092,384.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$64,042,964.00
Property Acquisition and Relocation Costs:	$7,282,000.00
Project Implementation Costs:	$2,233,434.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $73,558,398.00

Anticipated TOTAL Project Costs: $171,308,865.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

Independence

Crackerneck Creek Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): Crackerneck Creek, LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 10/1/2004

Plan Description:

The Crackerneck Creek Redevelopment Project is on 192 acres and includes plans for 160,000 s.f. Bass Pro Shop retail store, restaurant, hotel and three adjoining commercial areas providing more than 500,000 s.f. of additional retail space. The development also includes more than 80 acres of city-owned park space, two miles of walking trails, a 15-acre lake and a 60-foot waterfall.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 2093 **Actual to Date:** 500

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Independence

Eastland Center Tax Increment Financing and Redeve

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$3,955,818.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$19,451,709.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$27,219,877.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$24,797,439.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $42,663,000.00

Anticipated TOTAL Project Costs: $254,002,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	18
Current anticipated estimated number of years to retirement:	7

Independence

Eastland Center Tax Increment Financing and Redeve

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): Eastland Associates, LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 1/1/2003

Plan Description:

The redevelopment project is a mixed-use project consisting of big box retail, specialty shopping, restaurants, and hotel and office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	500	**Actual to Date:**	500

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,097,349.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,765,442.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$237,365.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,832,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$150,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,982,000.00

Anticipated TOTAL Project Costs: $39,218,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	18
Current anticipated estimated number of years to retirement:	7

Independence

Golf Strategies Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): Golf Strategies Inc.

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/1/1999

Plan Description:

The redevelopment project encompassed 320 acres and included a residential community of 145 single-family villas, an 18-hole golf course, clubhouse, and maintenance buildings. Adequate public facilities, utilities and street improvements were constructed as the project was completed. The golf course and clubhouse are open to the public and provide an amenity that will attract businesses, residents and visitors to the city. The project provided flood control improvements benefiting the surrounding areas.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	30	**Actual to Date:**	35

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Independence

Hartman Heritage Center Tax Increment Financing Pl

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$11,295,240.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$6,454,443.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$21,896,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$250,000.00
Other:	$35,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $22,181,000.00

Anticipated TOTAL Project Costs: $113,026,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	16
Current anticipated estimated number of years to retirement:	6

Independence

Hartman Heritage Center Tax Increment Financing Pl

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): Inland American Independence Hartman, LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 5/1/1998

Plan Description:

The redevelopment project contains a combination hotel/convention center/restaurant with 200 guest rooms and 15,000 square feet of meeting space a 270,000 square foot retail center and out parcel development for restaurants and office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	378	**Actual to Date:**	854

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Independence

I-70 and Little Blue Parkway Tax Increment Finance

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$27,092.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$64,657.00	Amount on Hand:	$27,092.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$22,318,463.00
Property Acquisition and Relocation Costs:	$3,061,125.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $25,379,588.00

Anticipated TOTAL Project Costs: $48,258,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Independence

I-70 and Little Blue Parkway Tax Increment Finance

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): Crackerneck Country Club, Inc.

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 12/1/2012

Plan Description:

To fund public improvements that benefit the Redevelopment Area. There will be four Redevelopment Projects. TIF revenues will be collected intwo of the Redevelopment Project Areas. The remaining two Redevelopment Project Areas will receive certain TIF revenues for completed public improvements that benefit the Project Areas but will not generate TIF revenues under this Plan. All remaining right-of-way portions of the Redevelopment Area will not be designated as a Redevelopment Project.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	100	**Actual to Date:**	115

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Independence

Independence Regional Medical Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$732,775.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$23,441,386.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$396,159.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$31,312,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$750,000.00
Other:	$0.00
Other:	$12,400,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $44,462,000.00

Anticipated TOTAL Project Costs: $302,506,059.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	12
Current anticipated estimated number of years to retirement:	13

Independence

Independence Regional Medical Center Tax Increment

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): Midwest Division IRHC, LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

The Redevelopment Project consists of a 257-bed hospital facility, an ambulatory surgery center and medical office building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	166	**Actual to Date:**	100

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Independence

Mid-Town Truman Road Corridor Plan & Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$71,172.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,133,784.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$101,639.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$8,380,910.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $8,380,910.00

Anticipated TOTAL Project Costs: $80,810,850.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Independence

Mid-Town Truman Road Corridor Plan & Redevelopment

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): MTRC Redevelopment Corp.

Senate District: 11

House District: 21

Original Date Plan/Project Approved: 11/1/1994

Plan Description:

The Redevelopment Plan proposes to preserve and enhance existing housing, encourage reinvestment and improvement in residential structures, reverse the trend of neighborhood decline and encourage commercial investment. The TIF funds a 353 Redevelopment Corporation and the implementation of the 353 Redevelopment Plan and tax abatement program.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$33,995.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$216,520.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$139,523.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$165,206.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,481,856.00

Anticipated TOTAL Project Costs: $8,722,700.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Independence

Mount Washington Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): Forever Enterprises, Inc.

Senate District: 11

House District: 19

Original Date Plan/Project Approved: 9/1/2000

Plan Description:

The redevelopment area includes a 229-acre cemetery. The plan includes the renovation of the Mount Washington Cemetery, improvements to adjacent public right-of-way, construction of a new mausoleum and chapel, and funding for planning and implementing renovation of the nearby Fairmount Business District.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	31	**Actual to Date:**	11

Number of Retained Jobs:

Projected:	13	**Actual to Date:**	13

Independence

Noland Road and 23rd Street Tax Increment Finance

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$65,197.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$243.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$192,868.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$882,500.00
Property Acquisition and Relocation Costs:	$540,000.00
Project Implementation Costs:	$90,000.00
Other:	$100,000.00
Other:	$95,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,707,500.00

Anticipated TOTAL Project Costs: $5,225,500.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Independence

Noland Road and 23rd Street Tax Increment Finance

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): Dodgion Street Acquisitions

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/1/2012

Plan Description:

Purpose of the plan is to incentive redevelopment in the 6.8 acre Redevelopment Area by curing/eliminating blighting conditions through multiple projects. Project 1 provides for demolition of a blighted building, construction of an approximately 5,720 s.f. national brand convenience store, and needed infrastructure.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	75	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	15	**Actual to Date:**	15

Independence

Noland Road Auto Plaza Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$10,690.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$127,720.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$6,389.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$257,500.00
Property Acquisition and Relocation Costs:	$680,000.00
Project Implementation Costs:	$90,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,027,500.00

Anticipated TOTAL Project Costs: $3,997,500.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Independence

Noland Road Auto Plaza Tax Increment Financing

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): T.E.N. Investments, Inc.

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

The redevelopment project encompasses 14 acres of land which were to be redeveloped into three automobile dealerships, an auto service center and an auto repair facility. Portions of the project previously functioned as automobile dealerships and required updating to current automobile dealership standards.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Independence

North Independence Redevelopment Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$9,173.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$314,763.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$347,422.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,583,410.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$376,500.00
Other:	$125,000.00
Other:	$75,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,159,910.00

Anticipated TOTAL Project Costs: $40,592,210.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Independence

North Independence Redevelopment Tax Increment

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): Limpus Properties, LLC

Senate District: 11

House District: 20

Original Date Plan/Project Approved: 5/1/2000

Plan Description:

The redevelopment project consists of the construction of the above-ground surface and construction of an underground industrial park.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	530	**Actual to Date:**	63

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Independence

Old Landfill Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$9,565.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$461,509.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$89,911.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$13,640,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$535,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $14,175,000.00

Anticipated TOTAL Project Costs: $117,300,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Independence

Old Landfill Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): Sailor-Woods Development, LLC

Senate District: 8

House District: 30

Original Date Plan/Project Approved: 9/1/2005

Plan Description:

The Redevelopment Area was developed by reclaiming the closed and capped landfills and preparing the area for a mixed-use project consisting of an 18-hole private golf course surrounded by an executive-level residential development containing approximately 225 single-family residences and supporting amenities.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	30	**Actual to Date:**	10

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Independence

Recovery Sales Outlet Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$42,676.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$222,793.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$2,044,394.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,196,984.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,315,450.00

Anticipated TOTAL Project Costs: $41,350,578.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Independence

Recovery Sales Outlet Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): Recovery Management Corp.

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/1/1996

Plan Description:

The 47-acre development project includes new construction of approximately 670,000 square feet of retail, office and warehouse/industrial space. Public infrastructure improvements to Noland Road, the extension of Lynn Court to Weatherford Road, a new street and rail crossing at 33rd Street, improvements to railroad crossings at the 35th & Osage Street intersection, and ISTEA matching funds for the Noland Road landscape project adjacent to the site were all included in this project.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	15

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Independence

Santa Fe Trail Neighborhood TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$217,565.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$6,235.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$440,749.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,684,523.00

Anticipated TOTAL Project Costs: $25,567,017.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	17
Current anticipated estimated number of years to retirement:	29

Independence

Santa Fe Trail Neighborhood TIF

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): McProperties, LLC

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/1/1997

Plan Description:

The retail development will include approximately 150,000 square feet, a limited number of high density residential units and associated public improvements to local streets, and a state highway interchange.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	250	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$51,695.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,167,948.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$750,253.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,323,405.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,765,000.00

Anticipated TOTAL Project Costs: $41,115,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Independence

Trinity Tax Increment Financing Plan and Redevelop

Contact Agency: Independence

Contact Phone: 8163257183

Developer(s): Trinity Development

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 11/1/2005

Plan Description:

The redevelopment project was to build several free-standing retail stores, including restaurants, comprising approximately 33,200 square feet, approximately 98,250 square feet of general commercial space, and a five-story class-A office building containing approximately 50,000 square feet. Additionally, the corner site on the east side of the Little Blue Parkway will be reserved for a multi-story Class A office building or hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	172	**Actual to Date:**	155

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Jackson

The Interstate 55 Corridor Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$2,723,346.22	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,680,812.74	Amount on Hand:	$726,225.00

Economic Activity Taxes:

Total received since inception:	$4,340,589.89	Amount on Hand:	$1,997,121.22

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$23,300,000.00
Property Acquisition and Relocation Costs:	$1,500,000.00
Project Implementation Costs:	$900,000.00
Other:	$2,800,000.00
Other:	$2,500,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $33,000,000.00

Anticipated TOTAL Project Costs: $86,411,523.00

Financing Method:

Pay As You Go
TIF Notes
Loan
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Jackson

The Interstate 55 Corridor Redevelopment Project

Contact Agency: Jackson

Contact Phone: 573-243-3568

Developer(s): Buchheit, Inc.

Senate District: 27

House District: 146

Original Date Plan/Project Approved: 12/1/1998

Plan Description:

Road and safety improvements, water and sewer, public safety building

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	875	**Actual to Date:**	750

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Jefferson City

Capital Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$304,563.90	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$15,696,524.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $15,696,524.00

Anticipated TOTAL Project Costs: $15,696,524.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Jefferson City
Capital Mall TIF Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6459

Developer(s): Capital Mall JC, LLC

Senate District: 6

House District: 60

Original Date Plan/Project Approved: 1/1/2014

Plan Description:

A combination of acquisition, engineering and rehabilitation and renovation of the existing Capital Mall, including its infrastructure and amenities including but not limiting roof replacement, parking lot repair and facade upgrades among other improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	150	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	650	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$36,911.45	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$75,197.84	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$147,482.00
Other:	$7,424.59
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $154,906.59

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	14
Current anticipated estimated number of years to retirement:	17

Jefferson City

High Street Tax Increment Financing Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6459

Developer(s): Juanita Donehue (deceased)

Senate District: 6

House District: 60

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Redevelopment and rehabilitation of historic property including public improvements sidewalk replacement, curbs, gutters, rear on-street parking

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	15	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$58,041.05	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$83,122.40	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$530,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $530,000.00

Anticipated TOTAL Project Costs: $530,000.00

Financing Method:

Loan

Original estimated number of years to retirement:	10
Current anticipated estimated number of years to retirement:	15

Jefferson City

Southside Tax Increment Financing Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6459

Developer(s): Dunklin Street Properties, Inc.

Senate District: 6

House District: 60

Original Date Plan/Project Approved: 11/1/2009

Plan Description:

Redevelopment of a commercial area to include sidewalk replacement, curbs, gutters, sewer line and under ground stormwater system repairs.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	40	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Jennings

Jennings Station Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$49,870.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$36,223.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$9,712.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$400,000.00
Property Acquisition and Relocation Costs:	$2,000,000.00
Project Implementation Costs:	$100,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,500,000.00

Anticipated TOTAL Project Costs: $10,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

Jennings

Jennings Station Crossing

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): Jennings Station Crossing, LLC

Senate District: 69 & 70

House District: 13 & 14

Original Date Plan/Project Approved: 11/1/2002

Plan Description:

PROJECT To date, there are two new businesses that have opened since the last T.I.F report was submitted in November 2014. A new White Castle's fast food restaurant was constructed and open in December 2014. A newly constructed Family Dollar store opened in summer of 2015.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	200	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Jennings

Jennings Tax Increment Financing Area #1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$327,874.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,171,298.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$94,722.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$300,000.00
Property Acquisition and Relocation Costs:	$600,000.00
Project Implementation Costs:	$500,000.00
Other:	$100,000.00
Other:	$1,000,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,500,000.00

Anticipated TOTAL Project Costs: $7,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	5

Jennings

Jennings Tax Increment Financing Area #1

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): Stout Industries, Inc.

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 5/1/1997

Plan Description:

All work necessary to demolish and remove the current front office area of existing building and of other improvements located on the property, cleaning, grading and relocation of existing utilities construction of office space including surface parking renovation and rehabilitation of existing main plant building, warehouse and covered concrete doc area, receiving packaging building and main warehouse.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	130	**Actual to Date:**	100

Number of Retained Jobs:

Projected:	50	**Actual to Date:**	50

Jennings

Louisa Food Products (TIF #2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$27,308.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$382,172.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$61,846.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$100,000.00
Property Acquisition and Relocation Costs:	$100,000.00
Project Implementation Costs:	$1,000,000.00
Other:	$200,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $500,000.00

Anticipated TOTAL Project Costs: $3,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	5

Jennings

Louisa Food Products (TIF #2)

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): Louisa Foods Products, Inc.

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 9/1/1997

Plan Description:

PHASE 1 Acquisition and demolition of part of the vacant Hill Behan Lumber Company property and the construction of a cold storage shipping and receiving facility.PHASE 2 Construction of a dry storage warehouse and employee welfare facility, for a total of approximately 30,000 square feet of new light industrial construction.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

The property & improvements were inadequate in size & location. Business relocation was being considered.

Number of New Jobs:

Projected:	138	**Actual to Date:**	120

Number of Retained Jobs:

Projected:	20	**Actual to Date:**	20

Jennings

Redevelopment Project Area No. 8

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$179,674.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$96,877.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$90,795.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$150,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$50,000.00
Other:	$600,000.00
Other:	$250,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,050,000.00

Anticipated TOTAL Project Costs: $3,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

Jennings

Redevelopment Project Area No. 8

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): None Selected

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 11/1/2002

Plan Description:

The plan known as the Jennings East Side Redevelopment Area TIF Redevelopment Plan. The area includes approximately 23 acres, a portion of which is the former North Twin Drive-In and the remainder is other commercial activities. The development includes demolition of all site improvements and the development of neighboring oriented commercial activities and assistance in upgrading the commercial uses North of Lewis and Clark Blvd.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	100	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$26,504,521.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$40,779,974.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$890,558.00
Property Acquisition and Relocation Costs:	$8,421,127.00
Project Implementation Costs:	$3,294,965.00
Other:	$80,416,401.00
Other:	$8,836,844.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $101,859,895.00

Anticipated TOTAL Project Costs: $255,200,206.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City

11 Street TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): 11th Street Corridor Redevelopment Corporation

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1992

Plan Description:

The plan amended thru the 10th Amend. prps Rehab. of the Centennial Bldg & attached gar. Dev. of the Cathedral Sq. proj. w/2 ofc bldgs. & underground pkg, historic preserv. incl. 1021, 1029, 1032 Penn. Ave & 1021, 1025 & 1033 Jefferson St. & Renov. existing struct. for ofc space, Rehab. & Renov. of Thayer Pl., the Poindexter Bldg, 700 Central Bldg, & the Lyric Bldg. & dev. of add'l ofc, commercial. & residential space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	895	**Actual to Date:**	4680

Number of Retained Jobs:

Projected:	2100	**Actual to Date:**	1140

Kansas City

11th Street TIF Plan/Project B- Blossom House

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$40,548.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$101,977.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$1,992,506.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,992,506.00

Anticipated TOTAL Project Costs: $12,014,250.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City

11th Street TIF Plan/Project B- Blossom House

Contact Agency: Kansas City

Contact Phone: 816-591-2109

Developer(s): Walnut Creek Ranch, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1992

Plan Description:

The project provides for the historic preservation and renovation of the Blossom House 1030-1032 Pennsylvania and expansion of the Blossom House to accommodate office leasing the Brockett/Griffin House 1021 Jefferson Brockett Carriage House 1024 Jefferson.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	16	**Actual to Date:**	23

Kansas City

1200 Main/South Loop-President Hotel/Project 03a

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,244,482.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$4,534,842.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$1,213,607.00
Project Implementation Costs:	$720,000.00
Other:	$13,299,793.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $15,233,400.00

Anticipated TOTAL Project Costs: $45,577,200.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

Kansas City

1200 Main/South Loop-President Hotel/Project 03a

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): President Hotel, LC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

The projected proposed, the renovation and upgrade of the existing President Hotel to provide 214 rooms.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2034	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	1493	**Actual to Date:**	0

Kansas City

1200 Main/South Loop-Project 01 (KC LIVE)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$3,808,596.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$15,220,248.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$11,995,822.00
Property Acquisition and Relocation Costs:	$22,950,846.00
Project Implementation Costs:	$24,975,303.00
Other:	$33,783,707.00
Other:	$62,192,900.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $164,948,209.00

Anticipated TOTAL Project Costs: $321,135,195.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	17

Kansas City

1200 Main/South Loop-Project 01 (KC LIVE)

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Kansas City Live, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Project 1 proposed acquisition, development, construction & rehab. of 350,000 to 425,000 sq ft of entertainment & retail uses, 2000parking spaces, streetscape, park development & associate public infrastructure & utility improvements. Proj.1A proposed construction of approx. 81,000 sq. ft of retail space and a 760 space parking garage. Proj.1D proposed renovation of the existing Empire theater Propose 1H renovation of the Midland theater..

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	2034	**Actual to Date:**	1003

Number of Retained Jobs:

Projected:	1493	**Actual to Date:**	0

Kansas City

1200 Main/South TIF Plan-Project 13/14

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$750,020.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$493,827.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$1,776,961.00
Project Implementation Costs:	$0.00
Other:	$2,457,181.00
Other:	$565,858.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,800,000.00

Anticipated TOTAL Project Costs: $19,641,840.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City

1200 Main/South TIF Plan-Project 13/14

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Andrew MeMeel Universal, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

The Project proposed the renovation of a total of 84,271 sq. ft. of office space in the existing Boley Building and adjacent space in the Town Pavilion for Andrews.MeMeel Universal

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	15	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	215	**Actual to Date:**	165

Kansas City

1200 Main/South TIF Plan-Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$16,565,150.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$28,664,402.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$59,439,790.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$3,845,869.00
Other:	$32,155,951.00
Other:	$22,876,194.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $121,317,824.00

Anticipated TOTAL Project Costs: $308,399,088.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City

1200 Main/South TIF Plan-Project 2

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): H & R Block Services, Inc..

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

The project proposed construction of a new office building H&R BLOCK WORLD HEADQUARTERS and associated mixed used and open space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	2034	**Actual to Date:**	2211

Number of Retained Jobs:

Projected:	1493	**Actual to Date:**	0

Kansas City

12th & Wyandotte TIF/Aladdin Hotel

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$640,449.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$822,011.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$1,155,000.00
Project Implementation Costs:	$916,500.00
Other:	$2,075,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,146,500.00

Anticipated TOTAL Project Costs: $34,043,780.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City

12th & Wyandotte TIF/Aladdin Hotel

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Kansas City, MO Hotel Partners., LP

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1992

Plan Description:

Renovation of the hotel, adjacent sidewalks and the pedestrian tunnel underneath Wyandotte Street to the Municipal Auditorium Parking Garage.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	110	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	65	**Actual to Date:**	74

Kansas City

22nd & Main TIF Plan/Project 10

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,799.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$36,359.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$559,333.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$76,000.00
Other:	$274,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $350,000.00

Anticipated TOTAL Project Costs: $1,814,400.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City

22nd & Main TIF Plan/Project 10

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): McFamily Properties, LLC.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/1998

Plan Description:

The overall 22nd and Main TIF Plan provides for construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure.The project proposed renovation of an existing building to provide 3,000 square feet of restaurant space, 3,300 square feet of photography studio space and 7,800 square feet of office space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	47	**Actual to Date:**	47

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City

22nd & Main TIF/Candle Bldg-Project 28

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$11.58	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$11.58	Amount on Hand:	$11.58

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$150,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$210,000.00
Other:	$1,689,550.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,049,550.00

Anticipated TOTAL Project Costs: $60,478,898.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City

22nd & Main TIF/Candle Bldg-Project 28

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): 2101 Broadway, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/1998

Plan Description:

Rehabilitation of a historic 3-story, 43,650 square foot building to retail and commercial.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,528,135.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$7,500,000.00
Other:	$23,868,072.00
Other:	$1,215,848.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $39,112,055.00

Anticipated TOTAL Project Costs: $225,919,426.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City
45th and Main TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): One East 45th & Main Corporation

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/2006

Plan Description:

Proposed replacement of the Holiday Inn Hotel with 274,500 sf Class A office space, 47,000 sf of specialty grocery store and retail space, a 160 room boutique hotel, 1,060 space parking garage, 55,000 sf of public park space and neighborhood public improvements

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	670	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	670	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$312,233.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$633,999.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,120,500.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$256,750.00
Other:	$5,210,900.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,588,150.00

Anticipated TOTAL Project Costs: $24,980,050.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City

811 Main, Project 1 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Commerce Bank, N.A.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

The plan and project proposed rehabilitation and renovation of the 12-story 811 Main building and garage, upgrading building systems and improving computing, security and communication systems.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	13

Number of Retained Jobs:

Projected:	772	**Actual to Date:**	754

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,606,293.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$2,498,404.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$7,943,906.00
Property Acquisition and Relocation Costs:	$2,500,000.00
Project Implementation Costs:	$12,859,690.00
Other:	$1,723,950.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $25,512,206.00

Anticipated TOTAL Project Costs: $26,667,784.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City
87th & Hillcrest Road TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Foley Industries, Inc.

Senate District: 9

House District: 27

Original Date Plan/Project Approved: 3/1/2005

Plan Description:

This TIF is the redevelopment of approx. 37 acres of blighted land at Hillcrest and 87th St. The redevelopment consists of land acquisition, engineering, site preparation, and the design and construction of an office, manufacturing and retail facility together with parking, landscaping and other improvements for a large equipment retailer, Foley Equipment. Dean Equipment was the orig. redeveloper, but assigned the TIF to Foley Equipment.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	36	**Actual to Date:**	236

Number of Retained Jobs:

Projected:	163	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$71.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,178,454.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$5,785,973.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$861,950.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$260,000.00
Other:	$7,900,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $9,021,950.00

Anticipated TOTAL Project Costs: $9,021,950.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City
Americana TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Hotel Group Opportunity Fund lll, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 1/1/1993

Plan Description:

Rehabilitation of an existing hotel of 496 obsolete rooms and a 330 space parking garage, renovated hotel 385 rooms Now the Crowne Plaza Hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	110

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City

Baltimore Place TIF/Project 3- Nelkin Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$75,854.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$90,258.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$2,515,513.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,515,513.00

Anticipated TOTAL Project Costs: $5,885,592.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City

Baltimore Place TIF/Project 3- Nelkin Bldg

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Gee Whiz Holdings, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 2/1/2006

Plan Description:

Project 3 proposed renovation/rehabilitation.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Historic Preservation

Number of New Jobs:

Projected:	11	**Actual to Date:**	8

Number of Retained Jobs:

Projected:	41	**Actual to Date:**	41

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$518,902.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$12,526,936.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$16,375,490.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$26,782,011.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,259,958.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $28,041,969.00

Anticipated TOTAL Project Costs: $291,965,811.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City

Barrytowne (Project 1, 3a and 4) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): MD ManagementPEDCOR Investments

Senate District: 17

House District: 15/16

Original Date Plan/Project Approved: 6/1/1996

Plan Description:

The Plan calls for the construction of approx. 1,872,467 sq. ft. of Commercial space, 31,800 sq. ft. of recreational space for athletic facility YMCA, 696 multi-family residential Units & 114,957 sq. ft. of office space together with parking and appurtenances, as well as all necessary utilities and Street improvements necessary to adequately address the conditions qualifying the Redevelopment Area as an Economic Development Area.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3900	**Actual to Date:**	969

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$120,000.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,475,057.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$13,689,765.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$14,979,546.00
Property Acquisition and Relocation Costs:	$5,717,382.00
Project Implementation Costs:	$856,915.00
Other:	$4,301,096.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $25,854,939.00

Anticipated TOTAL Project Costs: $89,928,566.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	21

Kansas City
Blue Ridge Mall TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): MBS Mall Investor-98, LLC

Senate District: 11

House District: 28

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

The plan proposes i demolition of the Blue Ridge Mall building ii demolition of associated parking garages iii construction of retail/entertainment uses of approximately 580,000 square feet iv surface parking lot renovation and landscaping and v redevelopment of the Kaiser Building to accommodate conventional office users.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	1535	**Actual to Date:**	961

Number of Retained Jobs:

Projected:	75	**Actual to Date:**	68

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$155,859.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$34,887,869.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$17,484,672.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$16,188,156.00
Property Acquisition and Relocation Costs:	$1,711,840.00
Project Implementation Costs:	$17,899,996.00
Other:	$48,446,454.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $84,246,446.00

Anticipated TOTAL Project Costs: $84,246,446.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	11
Current anticipated estimated number of years to retirement:	10

Kansas City
Briarcliff West TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Briafcliff Development Corporation

Senate District: 17

House District: 18

Original Date Plan/Project Approved: 5/1/1990

Plan Description:

To construct approximately 700,000 square feet of office spaces 85,000 square feet of Retail Space 151 single family dwellings 84 Villas 563 Condominiums 120 Multi-family units 200 rooms hotel and a structured parking garage, together utilities, street improvement and appurtenances.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	4000	**Actual to Date:**	1345

Number of Retained Jobs:

Projected:	22	**Actual to Date:**	0

Kansas City

Brush Creek TIF Plan/Plaza Library

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$10,260,981.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$5,980,308.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$88,600.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,944,787.00
Other:	$13,670,703.00
Other:	$1,164,740.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $16,868,830.00

Anticipated TOTAL Project Costs: $91,221,998.00

Financing Method:

Industrial Revenue Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	9

Kansas City

Brush Creek TIF Plan/Plaza Library

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Plaza Colonnade, LLC

Senate District: 7

House District: 25

Original Date Plan/Project Approved: 3/1/1999

Plan Description:

Replacement of the old Plaza Library with new construction of 290,000 square feet of office space 23,000 square feet of institutional Library space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1439	**Actual to Date:**	736

Number of Retained Jobs:

Projected:	25	**Actual to Date:**	676

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$683,750.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$8,898,466.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$13,151,357.00
Property Acquisition and Relocation Costs:	$4,486,558.00
Project Implementation Costs:	$1,906,070.00
Other:	$1,623,755.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $21,167,740.00

Anticipated TOTAL Project Costs: $69,713,602.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

Kansas City

Brush Creek-Blue Parkway (Project B & C) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Swope Community Builders

Senate District: 9

House District: 27

Original Date Plan/Project Approved: 3/1/1999

Plan Description:

Project A proposed 50,000 square feet of office space and 8,000 square feet of retail space. From 1st amend.Projects B and C together proposed 19,450 square feet of office space and 118,534 square feet of retail space. From 4th amend. Project D proposed 120,000 square feet of office space and 55,700 square feet of retail space. From 1st amend.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	793	**Actual to Date:**	490

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$4,701.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$258,220.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$34,333.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$614,392.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$4,982,313.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,596,705.00

Anticipated TOTAL Project Costs: $82,095,070.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	19

Kansas City

Brywood Centre TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Tri-Land Properties. LLC

Senate District: 9

House District: 27

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The plan proposes demolition of 25,574 square feet of existing buildings renovation of 152,000 square feet of existing retail space and construction of 112,000 square feet of new retail space and two new pad site buildings.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	173	**Actual to Date:**	172

Number of Retained Jobs:

Projected:	161	**Actual to Date:**	0

Kansas City

Carondolet Drive

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$504,649.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,621,303.00
Property Acquisition and Relocation Costs:	$4,845,646.00
Project Implementation Costs:	$191,000.00
Other:	$0.00
Other:	$103,103.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,761,052.00

Anticipated TOTAL Project Costs: $69,208,369.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City
Carondolet Drive

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): FQ Real Estate Holdings

Senate District: 7

House District: 36

Original Date Plan/Project Approved: 8/1/2012

Plan Description:

Redevelopment plan allowed for the construction of approximately 200,000 square feet of office space along with 1,800 parking spaces, infrastructure and appurtenances.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	1225	**Actual to Date:**	865

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City

Chouteau/I-35 TIF- Project 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$391,660.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,333,555.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$8,430,086.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$10,436,842.00
Property Acquisition and Relocation Costs:	$1,090,500.00
Project Implementation Costs:	$1,864,303.00
Other:	$872,177.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $14,481,822.00

Anticipated TOTAL Project Costs: $31,204,157.00

Financing Method:

Pay As You Go
Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	8

Kansas City

Chouteau/I-35 TIF- Project 3

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Currently NO Developer

Senate District: 17

House District: 18

Original Date Plan/Project Approved: 4/1/1998

Plan Description:

The Plan provided for the construction of 244,709 sq. ft. of retail and street improvements along Chouteau Trafficway, Winn Road and 42nd Street Terrace North. Additionally, the plans 2nd Amendment extended the boundaries of the plan are to include properties in the Winnwood-Sunnybrook and Chaumiere neighborhoods to implement a housing program focused on improving housing conditions.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	282

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City

Civic Mall-Whittake Courthouse (Project 46-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$51.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$519,457.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$14,363,704.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$26,011,400.00
Project Implementation Costs:	$330,000.00
Other:	$40,537,500.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $66,878,900.00

Anticipated TOTAL Project Costs: $197,326,500.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	2

Kansas City

Civic Mall-Whittake Courthouse (Project 46-47)

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): City of Kansas City, Missouri

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1994

Plan Description:

The plan proposed construction of a new Federal Courthouse and associated surface parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	424

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$19,235,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $19,235,000.00

Anticipated TOTAL Project Costs: $306,999,486.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City

East Village (Project 2 and 3) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Swope Community Builders

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 5/1/2006

Plan Description:

Projects 2 & 3 propose the construction of approx. 1,183 residential units and 87,200 Sq. Ft. of retail space with associated parking, streetscape, and utility.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	191	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$19,297,765.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$17,145,340.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $22,762,000.00

Anticipated TOTAL Project Costs: $655,199,600.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City
Hickman Mills TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Aventis Pharmaceuticals

Senate District: 7 & 39

House District: 27 & 36

Original Date Plan/Project Approved: 12/1/1992

Plan Description:

Construction of 700,000 Sq. Ft. of hdqtr office space, 300,000 Sq. Ft. of R&D office & 200,000 Sq. Ft of R&D laboratory space, street reconstruction/realignment/widening, upgrade utilities and other infrastructure, removal of a railroad bridge, rehabilitation of a former school for a visitor's center, preparation of pad sites for 274,000 Sq. Ft. of office/warehouse space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	104

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$68,901.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,565,342.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$5,688,799.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $16,210,000.00

Anticipated TOTAL Project Costs: $23,500,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City
Hotel Phillips, Project A TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Marcus Hotels, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 4/1/2000

Plan Description:

Project A proposed the renovation of the Hotel Phillips.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	45	**Actual to Date:**	83

Number of Retained Jobs:

Projected:	90	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$453,893.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$262,336.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$5,842,529.00
Other:	$377,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,219,529.00

Anticipated TOTAL Project Costs: $7,318,507.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City

Hotel Phillips, Project B and C TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): City Center Square Equities, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 4/1/2000

Plan Description:

Project B proposed the construction of a 225 space parking garage with commercial uses on the ground floor. Project C is the existing City Center Square office bldg, whose TIF revenues are proposed to be used for the implementation of Project B.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.
Obsolete offices

Number of New Jobs:

Projected: 303 **Actual to Date:** 391

Number of Retained Jobs:

Projected: 1267 **Actual to Date:** 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,846,437.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$2,238,181.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$1,250,000.00
Project Implementation Costs:	$450,000.00
Other:	$1,912,500.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,612,500.00

Anticipated TOTAL Project Costs: $12,185,375.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Missouri
12th & Wyandotte TIF Plan

Contact Agency: Kansas City, Missouri

Contact Phone: 816-691-2109

Developer(s): DST Realty, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 9/1/1996

Plan Description:

The plan proposed a new commercial building of about 75,000 sf and 225 parking area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	100	**Actual to Date:**	367

Number of Retained Jobs:

Projected:	350	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$17,830.58	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$46,778,270.08	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$16,871,000.00
Other:	$200,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $17,071,000.00

Anticipated TOTAL Project Costs: $35,010,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	4

Kansas City, Missouri
12th & Wyandotte TIF Plan

Contact Agency: Kansas City, Missouri

Contact Phone: 816-691-2109

Developer(s): Jordan Hotel Investments, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 8/1/1995

Plan Description:

The plan proposed renovation of the Allis Plaza Hotel now the Marriott Hotel, demolition of the existing Muehlebach Towers and Link Building and construction of a new hotel of about 450 rooms and a new pedestrian walkway, and renovation of the existing Muehlebach Hotel convention center facility Projects 1-3.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, Missouri

19th Terrace & Central TIF Plan (Overall)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,052,094.14	Amount on Hand:	$1,052,094.14

Economic Activity Taxes:

Total received since inception:	$659,680.19	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$9,976,959.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $9,976,959.00

Anticipated TOTAL Project Costs: $75,399,139.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Missouri

19th Terrace & Central TIF Plan (Overall)

Contact Agency: Kansas City, Missouri

Contact Phone: 816-691-2109

Developer(s): AF Real Estate Holdings, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 6/1/1999

Plan Description:

The plan proposes construction or rehabilitation of 5,000 square feet of residential space 11,000 square feet of warehouse space 142,000 square feet of office/commercial space and 47,000 square feet of retail space plus associated parking projects 3-18. Projects 2a, 2b, and 2c are under separate development.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, Missouri

22nd & Main TIF Project 16

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$114,995.31	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$350,326.10	Amount on Hand:	$350,326.10

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,443,611.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,443,611.00

Anticipated TOTAL Project Costs: $6,679,430.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Missouri

22nd & Main TIFProject 16

Contact Agency: Kansas City, Missouri

Contact Phone: 816-691-2109

Developer(s): None

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 8/1/2009

Plan Description:

The overall 22nd and Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure.The project proposed renovation of the existing buildings to provide 29,388 square feet of office space and 7,719 square feet of retail/gallery/restaurant space.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 210 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Kansas City, Mo

11th Street CorridorBlossom House

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$40,548.49	Amount on Hand:	$40,548.49

Economic Activity Taxes:

Total received since inception:	$68,138.82	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$284,890.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,707,616.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,992,506.00

Anticipated TOTAL Project Costs: $12,014,250.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Mo

11th Street CorridorBlossom House

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): Walnut Creek Ranch, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1992

Plan Description:

The project provides for the historic preservation and renovation of the Blossom House 1030-1032 Pennsylvania and expansion of the Blossom House to accommodate office leasing, the Brockett/Griffin House 1021 Jefferson, Brockett Carriage House 1024 Jefferson.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	2

Number of Retained Jobs:

Projected:	16	**Actual to Date:**	21

Kansas City, Mo

1200 MainSouth Loop - (KC LIVE)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.02	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$3,328,326.60	Amount on Hand:	$3,328,326.60

Economic Activity Taxes:

Total received since inception:	$13,044.94	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$158,128,209.00
Other:	$9,820,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $158,128,209.00

Anticipated TOTAL Project Costs: $321,135,195.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

Kansas City, Mo

1200 MainSouth Loop - (KC LIVE)

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): Kansas City Live, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Acquisition, development, construction & rehabilitation of 350,000 to 425,000 sq ft of entertainment & retail uses, 2000 pkg spaces, 81,000 sq ft of retail space & 760 space pkg garage, renovation of the existing Empire Theatre and the existing Midland Theatre.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	2034	**Actual to Date:**	1569

Number of Retained Jobs:

Projected:	1493	**Actual to Date:**	0

Kansas City, Mo

1200 MainSouth Loop TIF - Project 3a

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.06	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$2,654,656.03	Amount on Hand:	$2,654,656.03

Economic Activity Taxes:

Total received since inception:	$4,588,512.28	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$1,213,607.00
Project Implementation Costs:	$14,019,793.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $15,233,400.00

Anticipated TOTAL Project Costs: $45,577,200.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

Kansas City, Mo

1200 MainSouth Loop TIF - Project 3a

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): President Hotel, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/2005

Plan Description:

The project proposed the renovation and upgrade of the existing President Hotel to provide 214 rooms.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	6

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	128

Kansas City, Mo

12th & Wyandotte TIFAladdin Hotel

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$567,580.16	Amount on Hand:	$567,580.16

Economic Activity Taxes:

Total received since inception:	$567,628.43	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$1,155,000.00
Project Implementation Costs:	$2,526,500.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,681,500.00

Anticipated TOTAL Project Costs: $34,043,780.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Mo

12th & Wyandotte TIFAladdin Hotel

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): Kansas City, MO Hotel Partners, LP

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 2/1/2006

Plan Description:

Renovation of the hotel, adjacent sidewalks and the pedestrian tunnel underneath Wyandotte Street to the Municipal Auditorium Parking Garage

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	65	**Actual to Date:**	74

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$70.02	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$2,613,550.89	Amount on Hand:	$2,613,550.89

Economic Activity Taxes:

Total received since inception:	$2,178,525.57	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$1,250,000.00
Project Implementation Costs:	$2,849,250.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,099,250.00

Anticipated TOTAL Project Costs: $12,515,125.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO
13th & Washington TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): DST Realty, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 9/1/1996

Plan Description:

The plan proposed a new commercial building of about 75,000 sf and 225 space parking area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	100	**Actual to Date:**	367

Number of Retained Jobs:

Projected:	350	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,846,437.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$2,238,181.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$1,250,000.00
Project Implementation Costs:	$450,000.00
Other:	$1,912,500.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,612,500.00

Anticipated TOTAL Project Costs: $12,185,375.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO
13th & Washington TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): DST Realty, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 9/1/1996

Plan Description:

The plan proposed a new commercial abuilding of about 75,000 sf and 225 space parking area

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	100	**Actual to Date:**	367

Number of Retained Jobs:

Projected:	350	**Actual to Date:**	0

Kansas City, MO

19th Terrace & Central TIFProjects 2a, 2b, 2c

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$722,322.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$219,214.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$260,000.00
Other:	$2,500,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,760,000.00

Anticipated TOTAL Project Costs: $61,932,719.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

19th Terrace & Central TIFProjects 2a, 2b, 2c

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Broadway Development, LLC. co DST, Realty

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 6/1/1999

Plan Description:

Projects 2a, 2b & 2c together propose 279,870 sq ft of residential space, 11,000 sq ft of warehouse space, 142,500 sq ft of office/commercial space, 49,700 sq ft of retail space & 726 parking spaces, of which all of the residential space 6,000 sq ft of office/commercial space, 2,700 sq ft of retail and related parking are proposed in Project 2a. Costs and scopes for Project 2b and 2c will be further defined in a future amended TIF plan.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	81	**Actual to Date:**	31

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, Mo

19th Terrace & Central TIFProjects 2a, 2b, 2c

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$62.39	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$430,201.17	Amount on Hand:	$430,201.17

Economic Activity Taxes:

Total received since inception:	$170,025.46	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $49,378,969.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Mo

19th Terrace & Central TIFProjects 2a, 2b, 2c

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): Broadway Development, LLC co DST Realty

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

Projects 2a, 2b & 2c together proposed 279,870 sq ft of residential space, 11,000 sq ft of warehouse space, 142,500 sq. ft. of office/commercial space 49,700 sq ft of retail space & 726 pkg spaces, 6,000 sq ft of office/commercial space, 2,700 sq ft of retail & related pkg.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	31	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, Mo

22nd & Main TIF1900 Main Bldg - Project 10

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1.04	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$36,358.54	Amount on Hand:	$36,358.54

Economic Activity Taxes:

Total received since inception:	$516,694.85	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$76,000.00
Other:	$274,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $350,000.00

Anticipated TOTAL Project Costs: $1,358,501.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Mo

22nd & Main TIF1900 Main Bldg - Project 10

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): McFamily Properties, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 1/1/2000

Plan Description:

Renovation of an existing building to provide 3,000 sq ft of restaurant space, 3,300 sq ft of photography studio space, and 7,800 sq ft of office space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	47	**Actual to Date:**	46

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, Mo

22nd & Main TIFArthel Bldg - Project 27

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$443.25	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$232,738.89	Amount on Hand:	$232,738.89

Economic Activity Taxes:

Total received since inception:	$143,428.82	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$380,140.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $381,140.00

Anticipated TOTAL Project Costs: $1,549,940.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Mo

22nd & Main TIFArthel Bldg - Project 27

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): Botwin Family Partners, LP

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 7/1/2000

Plan Description:

Rehabilitation of the Arthel Bldg at 1901 Main Street for the provision of 7,500 sq. ft. of retail space and 4,000 sq. ft. of office space. The project also includes the demolition of 5,500 sq. ft. of an adjacent building in order to provide 10 surface parking spaces.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	34	**Actual to Date:**	8

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	33

Kansas City, Mo

22nd & Main TIFH.D. Lee Bldg - Project 12c & 12r

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$84,442.71	Amount on Hand:	$84,442.71

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$5,088,753.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,088,738.00

Anticipated TOTAL Project Costs: $45,974,656.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Mo

22nd & Main TIFH.D. Lee Bldg - Project 12c & 12r

Contact Agency: Kansas City, Mo

Contact Phone: 806-691-2109

Developer(s): H.D. Lee Building, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/2006

Plan Description:

Renovation of the existing HD Lee Building to provide 18,000 sq ft of office space, 16,220 sq ft of retail restaurant space, and 119 residential condominium units tax abated, and construction of a 29 space, 4 story garage.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	158	**Actual to Date:**	2

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	28

Kansas City, Mo

22nd & Main TIFMorr Transfer Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$299,459.34	Amount on Hand:	$299,459.34

Economic Activity Taxes:

Total received since inception:	$942,714.78	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,078,693.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,078,693.00

Anticipated TOTAL Project Costs: $9,581,993.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Mo

22nd & Main TIFMorr Transfer Bldg

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): DST Realty

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/2006

Plan Description:

The project proposed renovation of the existing Morr Transfer Bldg to provide 82,268 sq ft of office space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	182

Number of Retained Jobs:

Projected:	365	**Actual to Date:**	0

Kansas City, MO

22nd & Main TIFProject 14 - The Safeway Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$156,353.05	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,249,226.33	Amount on Hand:	$1,249,226.33

Economic Activity Taxes:

Total received since inception:	$43,703.03	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$854,649.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $854,649.00

Anticipated TOTAL Project Costs: $10,740,317.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

22nd & Main TIFProject 14 - The Safeway Bldg

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Master Realty Properties, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 7/1/2000

Plan Description:

Renovation of existing buildings to provide 36,550 sq. ft. of residential space for 28 units, 16,550 sq. ft. of office space and 3,000 sq. ft. of gallery space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	82	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

22nd & Main TIFProject 14 - The Safeway Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$383,316.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,186,582.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$49,459.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$467,711.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$386,938.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $854,649.00

Anticipated TOTAL Project Costs: $10,740,317.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

22nd & Main TIFProject 14 - The Safeway Bldg

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Master Realty Properties, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 1/1/2000

Plan Description:

The project proposed renovation of existing buildings to provide 36,550 square feet of residential space for 28 units, 16,550 square feet of office space and 3,000 square feet of gallery space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	82	**Actual to Date:**	9

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

22nd & Main TIFProject 21 - Jacobson Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$98,372.80	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$122,517.03	Amount on Hand:	$122,517.03

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$3,954,616.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,954,616.00

Anticipated TOTAL Project Costs: $17,768,272.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

22nd & Main TIFProject 21 - Jacobson Bldg

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Atlas KC I, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 8/1/2009

Plan Description:

The overall 22nd and Main TIF Plan provides for construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure. Project 18 proposed renovation of existing buildings to provide 98,800 sf of office space and 13,600 sf of retail space. A portion of the original Project 21 on the west side of Central Street was purchased by the developer to provide auxiliary parking

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	368	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, Mo

22nd & Main TIFThe Freight House Bldg - Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.03	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,062,770.55	Amount on Hand:	$1,062,770.55

Economic Activity Taxes:

Total received since inception:	$4,356,318.51	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,416,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,128,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,544,000.00

Anticipated TOTAL Project Costs: $6,589,750.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Mo

22nd & Main TIFThe Freight House Bldg - Project 1

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): Lidias Freight House, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/1998

Plan Description:

Renovation of the existing Freight House building for restaurants and related uses, provision of 300-350 parking spaces and pedestrian improvements in the area.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	140	**Actual to Date:**	310

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

39th & Prospect

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$23,168.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$29,904.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$54,415.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$860,386.00
Property Acquisition and Relocation Costs:	$665,606.00
Project Implementation Costs:	$175,000.00
Other:	$1,741,508.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,442,500.00

Anticipated TOTAL Project Costs: $4,847,394.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

39th & Prospect

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): A1 Redevelopment Corporation

Senate District: 9

House District: 22

Original Date Plan/Project Approved: 12/1/2006

Plan Description:

Project Area 1 proposed the construction of a grocery store and associated parking. No change to existing land use was proposed for Project Areas 2-4.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	13	**Actual to Date:**	61

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, Mo

45th & Main TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,871,006.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$36,241,049.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $39,112,055.00

Anticipated TOTAL Project Costs: $225,919,426.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Mo
45th & Main TIF

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): One East 45th & Main Corporation

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/2006

Plan Description:

Proposed replacement of the Holiday Inn Hotel with 274,500 sq ft of Class A office space, 47,000 sq ft of specialty grocery store and retail space, 160 room boutique hotel, 1,060 space parking garage, 55,000 sq ft of public park space and neighborhood public improvements.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	670	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	670	**Actual to Date:**	0

Kansas City, Mo

811 Main TIFProject 1 - Commerce Bank

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$267,917.40	Amount on Hand:	$267,917.40

Economic Activity Taxes:

Total received since inception:	$460,126.69	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,120,500.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$5,467,650.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,588,150.00

Anticipated TOTAL Project Costs: $24,980,050.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Mo

811 Main TIFProject 1 - Commerce Bank

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): Commerce Bank

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 2/1/2006

Plan Description:

Rehabilitation and renovation of the 12-story 811 Main building and garage, upgrading building systems and improving computing, security and communication systems.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	772	**Actual to Date:**	741

Kansas City, MO

87th & Hillcrest TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,116,468.21	Amount on Hand:	$1,116,468.21

Economic Activity Taxes:

Total received since inception:	$1,391,364.56	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$7,823,645.00
Property Acquisition and Relocation Costs:	$2,500,000.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $13,474,081.00

Anticipated TOTAL Project Costs: $63,379,426.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO
87th & Hillcrest TIF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Foley Industries, Inc.

Senate District: 9

House District: 27

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

Redevelopment of approx. 37 acres of blighted land at Hillcrest and 87th Street. The plan called for land acquisition, engineering, site prep, and design of office, manufacturing, & retail together w/parking, landscaping and other improvement for a large equipment retailer.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	36	**Actual to Date:**	21

Number of Retained Jobs:

Projected:	163	**Actual to Date:**	172

Kansas City, Mo
Americana Hotel

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$71.34	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,983,008.80	Amount on Hand:	$1,983,008.80

Economic Activity Taxes:

Total received since inception:	$4,887,566.97	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$561,950.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$8,160,000.00
Other:	$300,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $9,021,950.00

Anticipated TOTAL Project Costs: $9,021,950.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	5

Kansas City, Mo
Americana Hotel

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): The Hotel Group

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 4/1/1995

Plan Description:

Rehabilitation of an existing hotel of 496 obsolete rooms and a 330 space parking garage, renovated hotel has 385 rooms.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Kansas City, MO

Baltimore Place TIF PlanProjects 1 & 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.20	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$420,459.41	Amount on Hand:	$420,459.41

Economic Activity Taxes:

Total received since inception:	$158,319.42	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$844,542.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,561,257.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,405,799.00

Anticipated TOTAL Project Costs: $16,248,165.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Baltimore Place TIF PlanProjects 1 & 2

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Gee Whiz Development

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/2006

Plan Description:

Project 1 proposed renovation of the Larue Building for 21,000 sq ft of office space..Project 2 proposed renovation of the Union Carbide Building for mixed uses, including but not limited to 18,000 sq ft of office space and seven floors of residential loft condominiums.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	172	**Actual to Date:**	6

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$473,142.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$171,333.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$532,000.00
Other:	$2,096,910.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,628,910.00

Anticipated TOTAL Project Costs: $10,116,280.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Baltimore Place TIF PlanProjects 1 & 2

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Cumberland Redevelopment Corporation

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 2/1/2006

Plan Description:

Project 1 consists of the Larue Building at 906-908 Baltimore Ave. Project 2 consists of the Union Carbide Building at 912 Baltimore Ave.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Historic presevation

Number of New Jobs:

Projected:	172	**Actual to Date:**	6

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, Mo

Baltimore Place TIFNelkin Bldg - Project 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$43,175.50	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$36,880.29	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$153,580.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$2,371,933.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,515,513.00

Anticipated TOTAL Project Costs: $5,885,592.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, Mo

Baltimore Place TIFNelkin Bldg - Project 3

Contact Agency: Kansas City, Mo

Contact Phone: 816-691-2109

Developer(s): Gee Whiz Development

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 5/1/2010

Plan Description:

Renovation/rehabilitation of the Nelkin Building for approximately 30,500 sq ft of office space and improvements to the parking area north of the building.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	122	**Actual to Date:**	3

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	41

Kansas City, MO

Blue Ridge Mall TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$120.20	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$3,937,282.16	Amount on Hand:	$3,937,282.16

Economic Activity Taxes:

Total received since inception:	$11,885,715.88	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$8,460,958.00
Property Acquisition and Relocation Costs:	$5,717,382.00
Project Implementation Costs:	$12,576,600.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $26,754,940.00

Anticipated TOTAL Project Costs: $89,928,566.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	22

Kansas City, MO

Blue Ridge Mall TIF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): MBS Mall Investor-98, LLC

Senate District: 11

House District: 28

Original Date Plan/Project Approved: 12/1/2010

Plan Description:

Demolition of the Blue Ridge Mall bldg ii demolition of associated parking garages iii construction of retail/entertainment uses of approx. 580,000 sq ft iv surface parking lot renovation and landscaping and v redevelopment of the Kaiser Bldg to accommodate conventional office uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	1535	**Actual to Date:**	901

Number of Retained Jobs:

Projected:	75	**Actual to Date:**	68

Kansas City, MO

Brush Creek TIFPlaza Library

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.02	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$10,254,655.18	Amount on Hand:	$10,254,655.18

Economic Activity Taxes:

Total received since inception:	$5,245,562.85	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$88,600.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$16,802,540.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $16,891,140.00

Anticipated TOTAL Project Costs: $91,221,998.00

Financing Method:

Industrial Revenue Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

Kansas City, MO

Brush Creek TIFPlaza Library

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Plaza Colonnade, LLC

Senate District: 7

House District: 25

Original Date Plan/Project Approved: 3/1/1999

Plan Description:

Replacement of the old Plaza Library with new construction of 290,000 sq ft of office space, 23,000 sq ft of retail space and 50,000 sq ft of institutional library space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1439	**Actual to Date:**	736

Number of Retained Jobs:

Projected:	25	**Actual to Date:**	656

Kansas City, MO

Brush Creek TIFProjects B & C - Blue Parkway

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$27,732.62	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$250,146.62	Amount on Hand:	$250,146.62

Economic Activity Taxes:

Total received since inception:	$8,513,529.15	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$21,177,729.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $21,177,729.00

Anticipated TOTAL Project Costs: $69,713,602.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

Kansas City, MO

Brush Creek TIFProjects B & C - Blue Parkway

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Swope Community Builders

Senate District: 9

House District: 27

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Proj A proposed 50,000 sq ft of office & 8,000 sq ft of retail space Proj B & C together proposed 19,450 sq ft of office space & 118,534 sq ft of retail space Proj D proposed 120,000 sq ft of office space & 55,700 sq ft of retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1014	**Actual to Date:**	492

Number of Retained Jobs:

Projected:	200	**Actual to Date:**	0

Kansas City, MO

Brywood Centre TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$258,955.00	Amount on Hand:	$258,955.00

Economic Activity Taxes:

Total received since inception:	$11,383.55	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$614,392.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$4,982,313.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,596,705.00

Anticipated TOTAL Project Costs: $82,095,070.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	19

Kansas City, MO

Brywood Centre TIF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Tri-Land Properties

Senate District: 9

House District: 27

Original Date Plan/Project Approved: 11/1/2010

Plan Description:

The proposes demolition of 25,574 sq ft of existing buildings, renovation of 152,000 sq ft of existing retail space and construction of 112,000 sq ft of new retail space and two new pad site buildings.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	94	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	95	**Actual to Date:**	0

Kansas City, MO

Civic Mall TIFProject 13 - 422 Admiral

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$59.96	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$453,083.66	Amount on Hand:	$453,083.66

Economic Activity Taxes:

Total received since inception:	$156,545.72	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$962,873.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $962,873.00

Anticipated TOTAL Project Costs: $4,678,487.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Civic Mall TIFProject 13 - 422 Admiral

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): McCown Gordon Construction, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 4/1/2007

Plan Description:

The project provided for the renovation of an restoration to the existing building at 422 Admiral Blvd for a corporate headquarters, employee parking lot and streetscape, as well as all necessary appurtenances and utilities.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	18	**Actual to Date:**	68

Number of Retained Jobs:

Projected:	22	**Actual to Date:**	39

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$66,791.54	Amount on Hand:	$66,791.54

Economic Activity Taxes:

Total received since inception:	$14,161,909.76	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $65,189,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	3

Kansas City, MO

Civic Mall TIFProject 46 & 47 - Whittaker Courtho

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): City of Kansas City, MO

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1994

Plan Description:

Construction of a new Federal Courthouse and associated surface parking

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

Country Club Plaza TIFProject 3 - Valencia Place

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$3.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$20,722,734.59	Amount on Hand:	$20,722,734.59

Economic Activity Taxes:

Total received since inception:	$7,398,374.28	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	8

Kansas City, MO

Country Club Plaza TIFProject 3 - Valencia Place

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Highwoods Properties

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 1/1/1993

Plan Description:

The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements.The 47th and Penn Valencia Place project proposed new construction of a total of 928,300 sq ft of retail, office and garage space with 1,745 parking spaces.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	1175	**Actual to Date:**	1368

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

Country Club Plaza TIFProject 3 - Valencia Place

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$57.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$22,557,529.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$7,737,215.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	7

Kansas City, MO

Country Club Plaza TIFProject 3 - Valencia Place

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Highwoods Realty, LP

Senate District: 7

House District: 25

Original Date Plan/Project Approved: 4/1/1997

Plan Description:

The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements. The 47th and Penn Valencia Place Project proposed new construction of a total of 928,300 sq. feet of retail, office and garage space with 1,745 parking spaces.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	1175	**Actual to Date:**	1368

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

Downtown Library District TIF Projects 1 & 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$831,760.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$699,125.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$698,442.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$6,794,766.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$435,450.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,230,216.00

Anticipated TOTAL Project Costs: $23,967,786.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Downtown Library District TIFProjects 1 & 2

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Library TIF, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 11/1/2002

Plan Description:

Renov. & restor. of the historic First Nat'l Bank Bldg. for use by the KCMO Pub. Library, construction of a prkg. garage at the NE corner of 10th & Baltimore St., streetscape imprvmt. w/i & adjacent to the Redev. area & creation of a neighborhood imprvmt fund. Proj. 1 includes the library renov. & prkg. garage at 10th & Balti. St. Proj. 2 NW corner of 11th & Wyandotte St. was activated solely as a revenue generator for plan area imprvmt.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	9	**Actual to Date:**	278

Number of Retained Jobs:

Projected:	637	**Actual to Date:**	0

Kansas City, MO

East Village TIFProject 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$19,974.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,287,159.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$1,882,408.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$14,000,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$312,000.00
Other:	$5,232,755.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $19,235,755.00

Anticipated TOTAL Project Costs: $49,425,864.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

Kansas City, MO

East Village TIFProject 1

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): J. E. Dunn Company

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 5/1/2006

Plan Description:

Project 1 proposed the construction of 150,000 square feet of new office space for the J. E. Dunn headquarters and construction of a 550 space publicly owned garage with streetscape and utility improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	100	**Actual to Date:**	665

Number of Retained Jobs:

Projected:	791	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,199,287.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$4,683,971.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$6,840,000.00
Project Implementation Costs:	$22,125,451.00
Other:	$152,750.00
Other:	$2,250,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $65,000,000.00

Anticipated TOTAL Project Costs: $101,431,335.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO
Gateway TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Gateway, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 10/1/1995

Plan Description:

Rehabilitation of a vacant warehouse for office use, construction of new buildings for office uses, and associated parking, plus public infrastructure and utilities including streets, sidewalks, curb and gutter, storm sewer, and related flood control activities.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	182

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$2,004,142.20	Amount on Hand:	$2,004,142.20

Economic Activity Taxes:

Total received since inception:	$4,602,714.88	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$6,840,000.00
Project Implementation Costs:	$22,125,451.00
Other:	$152,750.00
Other:	$2,250,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $65,000,000.00

Anticipated TOTAL Project Costs: $101,431,335.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Gateway TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Gateway Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 10/1/1995

Plan Description:

The Gateway 2000 TIF Plan calls for the rehabilitation of a vacant, 150,000 square foot warehouse for office use, and construction of a two-story, 60,000 70,000 square foot office building in the north-central portion of the Redevelopment Area, and the construction of 1,077 parking spaces in the south-central and western portion of the Redevelopment Area in Project 1 Project 2 proposed the construction of a 100,000 200,000 square foot, two four story office building and associated parking in the northeastern corner of the Redevelopment Area and Project 3 proposed the construction of 100,000 200,000 squares foot, two seven story office building and associated parking in the southeastern corner of the Redevelopment Area..Public Improvements Public infrastructure and utilities improvements, including streets, sidewalks, curb-and-gutter, storm sewer, and related flood control activities.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$9.28	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$6,544,478.71	Amount on Hand:	$6,544,478.71

Economic Activity Taxes:

Total received since inception:	$4,740,346.39	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$714,000.00
Property Acquisition and Relocation Costs:	$450,000.00
Project Implementation Costs:	$0.00
Other:	$10,671,980.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $11,835,980.00

Anticipated TOTAL Project Costs: $47,686,411.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Grand Boulevard TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): UMB

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 11/1/1996

Plan Description:

The plan and its amendments proposed construction of a 200,000 sq ft UMB Technology and Operations Center and 525-space structured parking Project C1, 10th to 11th , Grand to McGee, 247-space structured parking Project C-2, 10th to 11th, McGee to Oak, redevelopment of the Western Union Building to provide 12,000 sq ft of commercial/retail uses on the ground floor and 38,000 sq ft of office space on the upper three floors Project K1, beautification of two surface parking lots Project L1, district gateway features at 6th and Grand and 15th and Grand, and associated streetscape and infrastructure improvements

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	732	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$15.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$714,000.00
Property Acquisition and Relocation Costs:	$450,000.00
Project Implementation Costs:	$0.00
Other:	$10,671,980.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $11,835,980.00

Anticipated TOTAL Project Costs: $47,986,411.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO
Grand Boulevard TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): UMB Bank, N.A.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 11/1/1996

Plan Description:

Proposed construction of commercial and office bldgs, parking garages, and associated streetscape and infrastructure improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	324

Number of Retained Jobs:

Projected:	750	**Actual to Date:**	1224

Kansas City, MO

Grand Boulevard TIFProjects K1 & L1 - Watkins Bld

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$9.28	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$443,525.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$111,409.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$2,327,109.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,327,109.00

Anticipated TOTAL Project Costs: $7,791,174.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Grand Boulevard TIFProjects K1 & L1 - Watkins Bld

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Watkins and Company, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 11/1/1996

Plan Description:

The Plan proposed construction of a commercial and office space, parking garages, and associated streetscape and infrastructure improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	49	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	90	**Actual to Date:**	0

Kansas City, MO

Grand Boulevard TIFProjects K1 & L1 - Watkins Bld

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$398,033.66	Amount on Hand:	$398,033.66

Economic Activity Taxes:

Total received since inception:	$110,530.96	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$2,327,109.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,327,109.00

Anticipated TOTAL Project Costs: $7,791,174.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Grand Boulevard TIFProjects K1 & L1 - Watkins Bld

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Watkins and Company, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 6/1/2003

Plan Description:

The plan and its amendments proposed construction of a 200,000 sq ft UMB Technology and Operations Center and 525-space structured parking Project C1, 10th to 11th , Grand to McGee, 247-space structured parking Project C-2, 10th to 11th, McGee to Oak, redevelopment of the Western Union Building to provide 12,000 sq ft of commercial/retail uses on the ground floor and 38,000 sq ft of office space on the upper three floors Project K1, beautification of two surface parking lots Project L1, district gateway features at 6th and Grand and 15th and Grand, and associated streetscape and infrastructure improvements

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	49	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	90	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$649.55	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$594,273.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $34,000,000.00

Anticipated TOTAL Project Costs: $68,000,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	4

Kansas City, MO

Midtwon-Linwood TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Midtown Redevelopment Corporation

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 4/1/1993

Plan Description:

The plan calls for the construction of 300,000 to 275,000 sq ft of retail space and the preservation of safe residential structures together with related infrastructure improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$412.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$4,927,396.41	Amount on Hand:	$4,927,396.41

Economic Activity Taxes:

Total received since inception:	$3,728,986.16	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$16,140,000.00
Property Acquisition and Relocation Costs:	$40,000.00
Project Implementation Costs:	$336,500.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $16,516,500.00

Anticipated TOTAL Project Costs: $31,254,120.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

New York Life TIF PlanNew York Life Bldg

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Kansas City Power & Light Company

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 11/1/1994

Plan Description:

Rehabilitation of the New York Life Building, construction of a 550 space parking garage, rehabilitation of an existing bank/office building

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	132

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

Parvin Road TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$18,068,723.38	Amount on Hand:	$18,068,723.38

Economic Activity Taxes:

Total received since inception:	$7,859,250.59	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$35,711,094.00
Property Acquisition and Relocation Costs:	$411,000.00
Project Implementation Costs:	$5,249,975.00
Other:	$1,010,848.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $42,552,988.00

Anticipated TOTAL Project Costs: $108,664,786.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO
Parvin Road TIF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Hunt Midwest

Senate District: 17/7

House District: 17/24

Original Date Plan/Project Approved: 12/1/2000

Plan Description:

Improve public infrastructure to serve approx. 1,334 acres of surface area and approx. 315 acres of subsurface area. Create an additional 6,782 jobs and retain 4,403 jobs with a total anticipated payroll of 222,649,545.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	5673	**Actual to Date:**	669

Number of Retained Jobs:

Projected:	554	**Actual to Date:**	4793

Kansas City, MO

Pershing Road TIFIRS Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$26,468,532.92	Amount on Hand:	$26,468,532.92

Economic Activity Taxes:

Total received since inception:	$30,921,892.04	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$15,518,073.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$114,393,998.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $129,912,071.00

Anticipated TOTAL Project Costs: $589,057,605.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

Kansas City, MO

Pershing Road TIFIRS Building

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Pershing Road Development Company, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 4/1/2003

Plan Description:

The plan proposed demolition of 188,121 sq ft of industrial space, new construction of 775,000 sq ft of office space, rehabilitation of existing structures to provide 493,556 sq ft of office space, 6,300 sq ft of retail space, 93,521 sq ft of industrial space and 97,868 sq ft of residential space, plus new parking spaces, a pedestrian link from union Station t the Crossroads and Freight House Districts and upgrade of street and utility infrastructure.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	4000	**Actual to Date:**	5460

Number of Retained Jobs:

Projected:	2000	**Actual to Date:**	30

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$427.71	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$574,704.83	Amount on Hand:	$574,704.83

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$3,114,828.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,114,828.00

Anticipated TOTAL Project Costs: $8,327,447.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

River Market TIF PlanProject 17 - Republic Bldg

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): First and Main, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1999

Plan Description:

The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. Project 17 proposed the rehabilitation of an existing building to provide 6,450 sq ft of retail space and 25 residential units, with associated development on the balance of the block to be identified in the future.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	6	**Actual to Date:**	6

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

River Market TIF#500 SAF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$633,998.88	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$2,049,154.72	Amount on Hand:	$2,049,154.72

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	9

Kansas City, MO

River Market TIF#500 SAF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): NA

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1999

Plan Description:

The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

River Market TIFProject 16 - 4th & Locust Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.01	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$154,628.02	Amount on Hand:	$154,628.02

Economic Activity Taxes:

Total received since inception:	$133,927.07	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$18,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$317,344.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $335,344.00

Anticipated TOTAL Project Costs: $1,296,967.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

River Market TIFProject 16 - 4th & Locust Bldg

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): 4th & Locust, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/2005

Plan Description:

Proposed improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. Project 16 proposed rehab of an existing structure to provide 17,800 sq ft of commercial space and associated parking.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	40	**Actual to Date:**	25

Number of Retained Jobs:

Projected:	30	**Actual to Date:**	12

Kansas City, MO

Santa Fe TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$58,095.07	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$364,031.67	Amount on Hand:	$364,031.67

Economic Activity Taxes:

Total received since inception:	$2,490,279.21	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$20,270,554.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$4,500,000.00
Other:	$134,098,353.00
Other:	$7,500,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $166,368,907.00

Anticipated TOTAL Project Costs: $640,400,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Santa Fe TIF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Pursell Mid-City Development, LLC

Senate District: 9

House District: 27

Original Date Plan/Project Approved: 9/1/1993

Plan Description:

The plan proposed 500,000 sq ft retail space, 3,900,000 sq ft office space and 3.600,000 sq ft fo industrial/warehouse space, and street and infrastructure improvements

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	970	**Actual to Date:**	5

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	18

Kansas City, MO

Searcy Creek TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,162,078.16	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$4,145,742.16	Amount on Hand:	$4,145,742.16

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,350,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$46,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,369,000.00

Anticipated TOTAL Project Costs: $3,146,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Searcy Creek TIF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): City of Kansas City, MO

Senate District: 17

House District: 17/18

Original Date Plan/Project Approved: 3/1/1993

Plan Description:

Construction of sanitary sewer which would extend from an existing sewer approx. 300 feet west of N. Topping Ave and 600 ft north of Parvin Road to a point 300 ft south of NE 48th St in order to service the existing residential neighborhoods and provide for new development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

Shoal Creek

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$581,107.75	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$112,320,870.00	Amount on Hand:	$112,320,870.00

Economic Activity Taxes:

Total received since inception:	$91,290,876.20	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$148,310,366.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,000,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $149,310,366.00

Anticipated TOTAL Project Costs: $224,426,012.00

Financing Method:

Pay As You Go
General Obligation Bonds

Original estimated number of years to retirement:	13
Current anticipated estimated number of years to retirement:	11

Kansas City, MO

Shoal Creek

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Primarily Hunt Midwest Real Estate Development, In

Senate District: 17

House District: 16

Original Date Plan/Project Approved: 11/1/1994

Plan Description:

The Plan calls for the development of the Redevelopment Area through the construction of public infrastructure improvements, including sections of Shoal Creek Parkway, NE 72nd Street, Maplewoods Parkway, NE 76th Street, NE 96th Street, N. Flintlock Road, N Brighton Ave, N Eastern Avenue, NE 108th Street and NE 104th Street and the I-35 and 291 Interchange.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	30

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$43,762,239.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $43,762,239.00

Anticipated TOTAL Project Costs: $90,502,552.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Southtown Urban Life TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): City of Kansas City, Missouri

Senate District: 9

House District: 26

Original Date Plan/Project Approved: 9/1/2008

Plan Description:

The plan proposes a new village center consisting of roughly 307,324 sq. ft. of newly constructed retail space which will include a grocery store, specialty shops, restaturants, 35,000 sq. ft. of office space, 1,200 parking spaces, new infrastructure, streetscape, and all necessary appurtenances and utilities.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.
Difficulty attracting retailers to distressed neighborhoods.

Number of New Jobs:

Projected:	625	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

Southtown31st & Baltimore TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$106,307.49	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$9,470,652.22	Amount on Hand:	$9,470,652.22

Economic Activity Taxes:

Total received since inception:	$7,713,765.94	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$1,992,721.00
Project Implementation Costs:	$27,420,755.00
Other:	$6,500,000.00
Other:	$2,500,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $38,413,476.00

Anticipated TOTAL Project Costs: $115,715,177.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	4

Kansas City, MO

Southtown31st & Baltimore TIF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Hospital Corporation of America (HCA)

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 5/1/1994

Plan Description:

Proposals by project, as amended Project A 80,000 sq ft officeProject A-1 5-15,000 sq ft commercial, 60-64 room hotel Project B 39,000 sq ft data center Projects C, F and N streetscape improvements Project D 80,000 sq ft officeProject E rehab/new construction for 22-28 residential units Project J 20,744 sq ft retail/bankProject K 170,000 sq ft commercial Project L 185,000 sq ft commercial Project M residential neighborhood rehab

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	166

Kansas City, MO

Southtown31st & Baltimore TIF - Project I

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$2,692,954.40	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$24,712,933.14	Amount on Hand:	$24,712,933.14

Economic Activity Taxes:

Total received since inception:	$1,351,482.85	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$9,104,824.00
Other:	$500,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $9,604,824.00

Anticipated TOTAL Project Costs: $9,604,824.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	5

Kansas City, MO

Southtown31st & Baltimore TIF - Project I

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Tax Increment Financing Commission

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 1/1/1995

Plan Description:

The plan proposes improvements to Penn Valley Park, Just Off Broadway Theater and the Liberty Memorial. Revenues from the new Federal Reserve building are also to be used for infrastructure and streetscape improvements in the Main Street Corridor benefit district and for housing improvements in the Blue Hills/Ivanhoe neighborhood.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

Summit-Output Technologies TIFProj 1, 2, 21, & 26

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.04	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,251,589.79	Amount on Hand:	$1,251,589.79

Economic Activity Taxes:

Total received since inception:	$1,973,946.48	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,905,050.00

Anticipated TOTAL Project Costs: $6,276,050.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Summit-Output Technologies TIFProj 1, 2, 21, & 26

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2019

Developer(s): Output Technologies, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 8/1/1995

Plan Description:

Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures parking landscape improvements

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	182

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

Summit-Pershing TIFProject 8 -Pershing Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$92.55	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,212,242.91	Amount on Hand:	$1,212,242.91

Economic Activity Taxes:

Total received since inception:	$92.55	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$841,500.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$2,026,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,867,500.00

Anticipated TOTAL Project Costs: $13,640,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Summit-Pershing TIFProject 8 -Pershing Bldg

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Pershing Building LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/2008

Plan Description:

The plan proposed adaptive reuse of the existing Pershing Building for commercial and office use.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$30,134.15	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$39,214.88	Amount on Hand:	$39,214.88

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$13,084,178.00
Property Acquisition and Relocation Costs:	$13,072,262.00
Project Implementation Costs:	$63,136,603.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $89,293,043.00

Anticipated TOTAL Project Costs: $598,084,831.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Three Trails TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Trail Properties II

Senate District: 9

House District: 27

Original Date Plan/Project Approved: 2/1/2002

Plan Description:

The amended plan proposes demoliton of Bannister Mall, Bannister Plaza and other bldgs, and construction of new retail space of up to 1,228,500 sq ft new office space of up to 1,575,000 sq ft, approx 150 new hotel rooms and upgrades to utilities and infrastructure. The amended plan references Phase C, but Phase C will not be developed until the plan is further amended.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

All of the above

Number of New Jobs:

Projected: 7474 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Kansas City, MO

Tower Properties TIFProject A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:		$481.58	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,177,902.96	Amount on Hand:	$1,177,902.96

Economic Activity Taxes:

Total received since inception:	$39,260.76	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$20,608,961.00
Other:	$476,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $21,084,961.00

Anticipated TOTAL Project Costs: $23,288,121.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	8

Kansas City, MO

Tower Properties TIFProject A

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Tower Properties Company

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 11/1/1991

Plan Description:

Development of 624 space parking garage at the SW corner of 9th & Walnut St, development of a 339 space pkg garage at the NW corner of 9th & Walnut, rehabilitation of the 34 story bldg 909 Walnut St & the 9 story bldg 927 Walnut St, construction of a 347 space pkg garage & necessary utility & street improvements, including streetscaping.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	1

Kansas City, MO

Tower Properties TIFProject B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$134,461.71	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,037,091.38	Amount on Hand:	$1,037,091.38

Economic Activity Taxes:

Total received since inception:	$91,878.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$20,608,961.00
Other:	$476,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $21,084,961.00

Anticipated TOTAL Project Costs: $23,288,121.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

Tower Properties TIFProject B

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Tower Properties

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 11/1/1991

Plan Description:

Development of a 339 space parking garage at the NW corner of 9th & Walnut Streets.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	2

Kansas City, MO

Tower Properties TIFProject H

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$4,229,712.28	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$4,000,000.00
Project Implementation Costs:	$8,747,000.00
Other:	$418,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $10,165,000.00

Anticipated TOTAL Project Costs: $67,519,459.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

Kansas City, MO

Tower Properties TIFProject H

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): 909 E. Walnut, LLC, CO SIMBOL Commercial

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 11/1/1991

Plan Description:

Rehabilitation of the 34 story building at 909 Walnut Street and the 9 story building at 927 Walnut Street, construction of a 347 space parking garage and necessary utility and street improvements, including streetscaping.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

Union Hill TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$4,353.56	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$4,002,053.24	Amount on Hand:	$4,002,053.24

Economic Activity Taxes:

Total received since inception:	$2,496,086.04	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$948,345.00
Other:	$8,706,739.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $9,657,084.00

Anticipated TOTAL Project Costs: $96,308,761.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

Kansas City, MO
Union Hill TIF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Union Hill Development Company

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1997

Plan Description:

Development of a combination of residential and commercial projects including a 106 room hotel at the SE corner of 30th & Main Streets, single-family residential rehabilitation, clearance of obsolete structures for single-family & multi-family development and creation of a Neighborhood Infrastructure Improvement Fund for residential and commercial property owners, and utility and street improvements.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	30	**Actual to Date:**	128

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

Universal Floodwater TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$101.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$40,735.38	Amount on Hand:	$40,735.38

Economic Activity Taxes:

Total received since inception:	$10,697,972.23	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $28,018,910.00

Anticipated TOTAL Project Costs: $104,005,616.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

Kansas City, MO

Universal Floodwater TIF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2409

Developer(s): UGA LLC

Senate District: 7

House District: 27

Original Date Plan/Project Approved: 6/1/2004

Plan Description:

The plan proposes blight removal, infrastructure improvements, building rehabilitation and new construction in 21 projects along the Broadway Corridor.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Kansas City, MO

Uptown Theater TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$101.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$40,735.38	Amount on Hand:	$40,735.38

Economic Activity Taxes:

Total received since inception:	$10,697,972.23	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $28,018,910.00

Anticipated TOTAL Project Costs: $104,005,616.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

Kansas City, MO

Uptown Theater TIF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): UGA, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 6/1/2004

Plan Description:

The plan proposes blight removal, infrastructure improvements, building rehabilitation and new construction in 21 projects along the Broadway Corridor.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Kansas City, MO

West 17th Street TIFProject C - Vitagraph Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$656,736.26	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,494,669.00
Property Acquisition and Relocation Costs:	$2,500,000.00
Project Implementation Costs:	$1,702,374.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,697,043.00

Anticipated TOTAL Project Costs: $21,994,074.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Kansas City, MO

West 17th Street TIFProject C - Vitagraph Bldg

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Sobel Redevelopment Corporation co Lathrop & Gage

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/2009

Plan Description:

The W. 17th Street TIF Plan calls for the creation six 6 Redevelopment Project Areas within the W. 17th Street area, the preservation, rehabilitation or redevelopment of those project areas, public improvements/streetscape improvements, and parking improvements within the Redevelopment Area. At this time, only Project Area C the Vitagraph Building at 1701 Wyandotte Street and the parking immediately adjacent to its south and the related public and streetscape improvements are being proposed for approval.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	130	**Actual to Date:**	12

Number of Retained Jobs:

Projected:	60	**Actual to Date:**	62

Kearney

Northland Development Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$90,279.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,252,278.00	Amount on Hand:	$90,279.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$330,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $330,000.00

Anticipated TOTAL Project Costs: $1,849,005.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Kearney

Northland Development Redevelopment Area

Contact Agency: Kearney

Contact Phone: (816)628-4142

Developer(s): Platte Clay Industrial Development Corp

Senate District: 21

House District: 12

Original Date Plan/Project Approved: 9/1/1995

Plan Description:

Platte Clay Electric Cooperative headquarters/warehouse facility 100,000 sq. ft. required water and sewer main extensions, Highway 92 widening improvements, and a new street constructed in order to locate to Kearney. A second phase was approved 11/19/2001 to invest 600,000 into infrastructure, opening up additional ground for development--the TIF area remained the same size and the life of the TIF was NOT expanded.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Kearney

Shoppes at Kearney

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$48,092.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$13,828,752.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $13,828,752.00

Anticipated TOTAL Project Costs: $39,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	19
Current anticipated estimated number of years to retirement:	19

Kearney

Shoppes at Kearney

Contact Agency: Kearney

Contact Phone: (816)628-4142

Developer(s): Star Acquisitions, Inc. 244 W Mill Liberty MO64068

Senate District: 12

House District: 12

Original Date Plan/Project Approved: 1/1/2010

Plan Description:

Construct a 170,000 sq. ft. retail area including a grocery store on 37 acres costing 39 million, of which 13,828,752 is being sought from TIF and CID Revenues to be funded as a pay as you go project over 19 years, 23 years maximum.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	322	**Actual to Date:**	95

Number of Retained Jobs:

Projected:	50	**Actual to Date:**	50

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$386,319.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,437,143.00	Amount on Hand:	$386,319.00

Economic Activity Taxes:

Total received since inception:	$1,166,522.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $15,052,479.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Kirksville

Kirksville Downtown Improvement TIF Plan

Contact Agency: Kirksville

Contact Phone: 660-627-1224

Developer(s): NA

Senate District: 18

House District: 3

Original Date Plan/Project Approved: 12/1/1999

Plan Description:

Plan is intended to fund the implementation of the Kv Downtown Development Plan. Under this plan the area will be developed as one mixed-use development project. Project includes construction of new business buildings remodeling of existing buildings facade improvements renovation of streets, sidewalks & other public areas. Downtown infrastructure will be improved. Downtown infrastructure will be improved.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	30	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	100	**Actual to Date:**	100

Kirksville

South Highway 63 Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$180,219.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$240,473.00	Amount on Hand:	$180,219.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $7,053,736.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Kirksville

South Highway 63 Corridor

Contact Agency: Kirksville

Contact Phone: 660-627-1224

Developer(s): Kirksville Mall, LLC

Senate District: 18

House District: 3

Original Date Plan/Project Approved: 7/1/2009

Plan Description:

The Redevelopment Project will include private development and construction of related and necessary public infrastructure. This will include construction and renovation of various commercial uses, including office, general commercial, institutional, and retail with estimated building area of approximately 137,918 square feet of gross leasable retail area, along with adequate parking and sidewalks. It will also include construction of related and necessary public improvement such as sidewalks, roads, traffic control and improvements and utility infrastructure.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	82	**Actual to Date:**	82

Lake Ozark

Horseshoe Bend Interior District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$49,202,885.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$3,340,650.00
Other:	$76,270,020.00
Other:	$32,203,389.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $172,610,164.00

Anticipated TOTAL Project Costs: $857,867,672.00

Financing Method:

Pay As You Go
TIF Bonds
Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Lake Ozark

Horseshoe Bend Interior District

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): Horseshoe Bend Development Group, LLC

Senate District: 006

House District: 124

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

The redev area contains approx 450 acres and is subdivided into nine 9 redev projects. The proj call for the const of various comm uses, including office, general commercial, institutional and retail with a total est building sq ft of approx 2,900,000. 1,290 units of median density housing, 850 units of high density housing along with various public imp, such as sidewalks, streets and utility infrastructure ext and system imp.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2780	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	25	**Actual to Date:**	0

Lake Ozark

The Briscoe's Ozark Development Group

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:		$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$18,850,534.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$6,057,171.00
Other:	$688,725.00
Other:	$4,863,322.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $30,459,862.00

Anticipated TOTAL Project Costs: $140,268,862.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	21
Current anticipated estimated number of years to retirement:	21

Lake Ozark

The Briscoe's Ozark Development Group

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): The Briscoes Ozark Development Group, L.L.C.

Senate District: 006

House District: 126

Original Date Plan/Project Approved: 1/1/2008

Plan Description:

The redev proj area comprises approx 88 acres. The TIF Plan proposes to dev the proj in 3 separate redev proj. Redev Proj 1 consists of approx 10 acres and results in approx 77,000 sq. feet of general comm office, institutional and retail uses. Redev Proj 2 allows for the dev of 41 acres of comm uses totaling 297,414 sq.ft. Redevt Proj 3 allows for the dev of approx 322,000 sq.ft of add retail space on approx 37 acres of land along with assoc imp.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 1916 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$213,255.17	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$647,086.66	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$3,280,318.20	Amount on Hand:	$213,255.17

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$44,931,382.00
Property Acquisition and Relocation Costs:	$6,000,000.00
Project Implementation Costs:	$835,875.00
Other:	$1,672,632.00
Other:	$4,493,138.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $60,960,028.00

Anticipated TOTAL Project Costs: $239,581,797.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Lake Ozark

US Highway 54 and Business US Highway 54 TIF Plan

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): RIS Incorporated

Senate District: 006

House District: 124

Original Date Plan/Project Approved: 4/1/2007

Plan Description:

Under the proposed TIF Plan, the redevelopment area will be developed into four 4 redevelopment projects briefly described as Phase 1 Const 312,206 sq. ft of retail space Phase 2 Const 212,563 sq. ft of retail space Phase 3 - Const 200,690 sq. ft of retail space Phase 4 Const 210,000 sq. ft of retail space 150 room hotel 400 units of residential. Total construction of 935,459 sq. ft retail a 150 room hotel and 400 units of residential.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	750	**Actual to Date:**	335

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Lee's Summit

Chapel Ridge Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$839,648.83	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$12,672,177.02	Amount on Hand:	$839,648.83

Economic Activity Taxes:

Total received since inception:	$8,612,736.64	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$32,140,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$2,274,160.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $34,414,160.00

Anticipated TOTAL Project Costs: $101,846,800.00

Financing Method:

Pay As You Go
Other Bond
Other

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Lee's Summit

Chapel Ridge Tax Increment Financing District

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Atcheson & Haas LLC

Senate District: 8

House District: 52

Original Date Plan/Project Approved: 12/1/2000

Plan Description:

Redevelopment Project Area 1 is substantially complete with retail space, office space, and a hotel in place. Redevelopment Project Area 2 contains completed multi-family housing, single family housing in construction, and some office space completed with parcels still available, with some retail completed and parcels still available.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2599	**Actual to Date:**	744

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$7,055,734.43	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$45,369,233.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $45,369,233.00

Anticipated TOTAL Project Costs: $250,000,000.00

Financing Method:

Pay As You Go
Other

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Lee's Summit

East U.S. Highway 50 Corridor Improvement TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): None

Senate District: 8

House District: 35

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The Plan anticipates four project areas. Project Area1 -- Medical Facilities and offices, commercial office space. Project Area 2 -- Mixed use on 105 acres Project Area 3 -- Retail mixed use on 38.77 Acres Project Area 4 -- Retail, mixed use on 15.17 Acres.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Lee's Summit

Hartley Block Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$502.34	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$302,474.77	Amount on Hand:	$502.34

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,980,360.00
Property Acquisition and Relocation Costs:	$310,000.00
Project Implementation Costs:	$253,500.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,543,860.00

Anticipated TOTAL Project Costs: $7,653,984.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Lee's Summit

Hartley Block Tax Increment Financing Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): CML-MO HAF LLC and Hartleys Appliance and Furnitu

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

The Plan calls for the redevelopment of a former two story hardware store and Hartley's furniture store. The Plan calls for the completion of 18 new residential units and a 17,000 square foor parking garage, along with mixed use retail space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	36

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Lee's Summit

I-470 Business & Technology Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$254,448.54	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,455,817.26	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$288,660.76	Amount on Hand:	$247,487.41

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$7,912,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$160,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $8,072,000.00

Anticipated TOTAL Project Costs: $70,872,183.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Lee's Summit

I-470 Business & Technology Center Tax Increment

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): LBC Development Corp, a Missouri Corporation

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

The project is expected to consist of over 975,000 square feet of office and warehouse space, approximately 29,700 square feet of retail space, 25,000 square feet of restaurant space, and a 42,250 square foot retail center. The Plan provides for on-site improvements to facilitate storm-water runoff near the Development, wetland mitigation, and Public Road Improvements.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	166

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,733,180.31	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$524,262.88	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$11,542,227.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,846,756.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $13,388,983.00

Anticipated TOTAL Project Costs: $200,665,294.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	0

Lee's Summit

New Longview Tax Increment Financing Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Gale Communities, Inc.

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 3/1/2002

Plan Description:

The Plan includes the renovation of 13 historic building structures, as well as the construction of approximately 220,000 square feet of retail and 176,000 square feet of commercial office space.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	112

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Lee's Summit

Ritter Plaza Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$228,234.75	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$158,341.29	Amount on Hand:	$155,829.21

Economic Activity Taxes:

Total received since inception:	$89,516.49	Amount on Hand:	$72,405.54

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,899,650.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$434,102.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,333,752.00

Anticipated TOTAL Project Costs: $13,319,998.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Lee's Summit

Ritter Plaza Tax Increment Financing Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Ritter Plaza LLC

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 11/1/2007

Plan Description:

The construction of 41,000 square feet of retail development on 7.2 acres of land. Also, necessary infrastructure improvements consisting of drainage modifications, a traffic signal, and road improvements at the intersection of Missouri Route 291 and Swann Road.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	99

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$6,273,579.03	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$6,371,274.67	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$17,596,248.00
Property Acquisition and Relocation Costs:	$10,243,729.00
Project Implementation Costs:	$2,082,149.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $29,871,676.00

Anticipated TOTAL Project Costs: $144,436,904.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Lee's Summit

Summit Fair Tax Increment Financing Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): RED Development LLC

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Project Area 1 consists of a 497,000 square foot shopping center, with related infrastructure improvements. Project Areas 2A and 2B consist of 350,000 square feet of commercial retail space with related infrastructure.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	1106

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$4,884,771.00
Property Acquisition and Relocation Costs:	$12,894,809.00
Project Implementation Costs:	$784,684.00
Other:	$436,759.00
Other:	$1,546,455.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $20,547,478.00

Anticipated TOTAL Project Costs: $80,640,326.00

Financing Method:

TIF Bonds
Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Liberty

Liberty Commons

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): Legacy Development

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 12/1/2014

Plan Description:

The TIF Plan calls for a mixed use project including retail restaurants and a hotel. 78 of the project is leased.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 550 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Liberty

Liberty Triangle Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$3,530,816.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,766,388.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$9,833,002.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$12,934,371.00
Property Acquisition and Relocation Costs:	$4,995,271.00
Project Implementation Costs:	$328,457.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $18,258,099.00

Anticipated TOTAL Project Costs: $95,584,451.00

Financing Method:

Pay As You Go
TIF Bonds
Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Liberty

Liberty Triangle Tax Increment Financing District

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): LTD EnterprisesLowes Home Center

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

The Redevelopment Plan calls for the redevelopment of the 88 acres from underutilized land into retail and mixed use together with public storm water, street, and other improvements necessary to support these uses. The property contained approximately 28 separate tracts of land by different ownerships. The TIF District is divided into several Project Areas A-H. Area A, B-2 through E-4, and Area B-1 are each financed separately.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	968	**Actual to Date:**	1049

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	250

Liberty

Liberty Triangle(Blue Jay crossing-Area I) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$115,235.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$741,747.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$631,587.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,319,562.00
Property Acquisition and Relocation Costs:	$700,000.00
Project Implementation Costs:	$675,957.00
Other:	$3,697,761.00
Other:	$40,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,433,280.00

Anticipated TOTAL Project Costs: $12,102,785.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Liberty

Liberty Triangle(Blue Jay crossing-Area I) TIF

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): STAR Development

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 10/1/2008

Plan Description:

Blue Jay Crossing is an amendment to the Liberty Triangle TIF Project, but maintains a separate TIF fund from the Triangle, and therefore the project is being tracked independently. The project includes construction of mixed use retail and commercial buildings together with the public and/or private infrastructure facilities to support the development. A copy of the Plan was submitted with the original annual report.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	200	**Actual to Date:**	159

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Liberty

Rober's Plaza Tax Increment Financing Dist

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,020,429.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,207,283.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$894,362.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,638,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$593,000.00
Other:	$1,600,000.00
Other:	$530,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $8,631,000.00

Anticipated TOTAL Project Costs: $32,032,902.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Liberty

Rober's Plaza Tax Increment Financing Dist

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): Rogers Sporting Goods

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 12/1/2006

Plan Description:

The Redevelopment Plan calls for the redevelopment of 14 acres from vacant, unimproved land into a retail commercial shopping center to include 99,500 sq ft of commercial retail space, 15,000 sq ft warehouse area, a 22,500 sq ft hotel and a medical clinic. All but two parcels are developed. Rogers opened their new store after relocating from Liberty Triangle project.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	199	**Actual to Date:**	82

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	30

Liberty

Whitehall Station

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$29,299,124.00
Property Acquisition and Relocation Costs:	$5,943,182.00
Project Implementation Costs:	$7,495,121.00
Other:	$3,277,533.00
Other:	$4,500,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $68,697,610.00

Anticipated TOTAL Project Costs: $234,663,460.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Liberty

Whitehall Station

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): Whitehall Station, LLC

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 9/1/2006

Plan Description:

The Redevelopment Plan calls for the redevelopment of the approximate 72 acres from vacant, unimproved land except 1 parcel where the previous City Auto Sales and Salvage property is located, 8301 NE 69 Hwy into retail and mixed use, together with public storm water, street, and other improvements necessary to support these uses. Total sq ft is proposed to be 705,109.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	740	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$151,688.16	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,293,352.00	Amount on Hand:	$62,192.15

Economic Activity Taxes:

Total received since inception:	$3,303,129.00	Amount on Hand:	$89,496.01

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$13,550,000.00
Property Acquisition and Relocation Costs:	$100,000.00
Project Implementation Costs:	$1,550,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $15,200,000.00

Anticipated TOTAL Project Costs: $71,000,000.00

Financing Method:

Pay As You Go
TIF Notes
Loan
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Madison County

Redevelopment Plan for the Hwy 67/72 Tax Increment

Contact Agency: Madison County

Contact Phone: 5737832176

Developer(s): none

Senate District: 27

House District: 145

Original Date Plan/Project Approved: 12/1/2001

Plan Description:

Provide infrastructure to the City of Fredericktown's industrial park and to help with hazard mitigation due to flooding of City's water plant. Also provide a by-pass around flood prone areas and to make road and street improvements and signals.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	500	**Actual to Date:**	480

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Maryland Heights

East Dorsett Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$102,894.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,610,907.00	Amount on Hand:	$462,513.00

Economic Activity Taxes:

Total received since inception:	$4,738.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$11,000,000.00
Property Acquisition and Relocation Costs:	$18,000,000.00
Project Implementation Costs:	$500,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $29,500,000.00

Anticipated TOTAL Project Costs: $29,500,000.00

Financing Method:

Pay As You Go
TIF Notes
TIF Bonds

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Maryland Heights

East Dorsett Redevelopment District

Contact Agency: Maryland Heights

Contact Phone: 3147382203

Developer(s): NA

Senate District: 24

House District: 79

Original Date Plan/Project Approved: 9/1/2003

Plan Description:

The project will provide for investment in infrastructure, redevelopment, elimination of blight, and conservation.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Maryland Heights

South Heights Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$345,408.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$22,187,722.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$2,454,916.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$12,000,000.00
Property Acquisition and Relocation Costs:	$16,100,000.00
Project Implementation Costs:	$3,000,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $31,100,000.00

Anticipated TOTAL Project Costs: $139,500,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	18
Current anticipated estimated number of years to retirement:	23

Maryland Heights

South Heights Redevelopment Area

Contact Agency: Maryland Heights

Contact Phone: 3147382203

Developer(s): NA

Senate District: 24

House District: 79

Original Date Plan/Project Approved: 9/1/1995

Plan Description:

The plan is to develop this 100 /- acre site with a combination of light industrial, commercial, and retail uses that would encompass approximately 1 million squarefeet of new development.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 1000 **Actual to Date:** 1941

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Maryville

Maryville Town Center- Redevelopment Area I

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$13,582.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$831,598.00	Amount on Hand:	$1.00

Economic Activity Taxes:

Total received since inception:	$1,062,074.00	Amount on Hand:	$13,581.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$705,000.00
Property Acquisition and Relocation Costs:	$1,000,000.00
Project Implementation Costs:	$45,000.00
Other:	$200,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,950,000.00

Anticipated TOTAL Project Costs: $7,531,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Maryville

Maryville Town Center- Redevelopment Area I

Contact Agency: Maryville

Contact Phone: 6605628009

Developer(s): Maryville Partners, L.L.C.

Senate District: 012

House District: 004

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

Area 1 project costs were estimated at 7.531 million & involve the demolition of the 2 existing anchor spaces & construction of a new anchor space containing 48,800 sq ft, a junior anchor space containing 11,090 sq ft, the renovation of an existing retail strip facility comprised of 7 spaces containing approximately 11,000 sq ft, a new 2,800 sq ft convenience store & public improvements such as sidewalks, parking lots & other items.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Miller County

Osage National Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	10
Current anticipated estimated number of years to retirement:	0

Miller County

Osage National Project

Contact Agency: Miller County

Contact Phone: 573-369-1900

Developer(s): Parkside Enterprises

Senate District: 6

House District: 124

Original Date Plan/Project Approved: 10/1/1991

Plan Description:

To enhance tax base of Miller County.Golf Course and Residential Area.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	70	**Actual to Date:**	70

Number of Retained Jobs:

Projected:	70	**Actual to Date:**	70

Miller County

Osage National Retail District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$6,951,829.00
Property Acquisition and Relocation Costs:	$4,434,000.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$1,000,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $12,385,829.00

Anticipated TOTAL Project Costs: $12,385,829.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Miller County

Osage National Retail District

Contact Agency: Miller County

Contact Phone: 573-369-1900

Developer(s): Osage National Commerical Holding LLC.

Senate District: 6

House District: 124

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

The Osage National Retail District Tax Increment Financing Planthe Redevelopment Plan proposes to convert an abandoned rock quarry and the sand plant into a retail center, possibly including a major destination anchor hunting-fishing retailer, and possibly also including hotel and movie theater, and the construction of related infrastructure necessary to adequately serve the Redevelopment Area.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	400	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	400	**Actual to Date:**	0

Miner

Miner Gateway Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1.63	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$485,259.29	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$900,000.00
Property Acquisition and Relocation Costs:	$950,000.00
Project Implementation Costs:	$200,000.00
Other:	$100,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $15,050,000.00

Anticipated TOTAL Project Costs: $15,050,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

Miner

Miner Gateway Redevelopment Project

Contact Agency: Miner

Contact Phone: 573-471-8520

Developer(s): Joseph Pereless

Senate District: 27

House District: 160

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Demolition of old, blighted hotel building and construction of a new hotel and complementary commercial properties

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected: 0 **Actual to Date:** 27

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Monett

TIF 1 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$11,727.71	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,394,220.95	Amount on Hand:	$11,668.63

Economic Activity Taxes:

Total received since inception:	$8,225,411.27	Amount on Hand:	$59.08

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	5

Monett

TIF 1 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3498

Developer(s): NA

Senate District: 29

House District: 68 & 132

Original Date Plan/Project Approved: 12/1/1996

Plan Description:

The improvements included, but were not limited to, the widening of Business Highway 60 and the removal of hills and blind spots, and the widening of U.S. Highway 60 and the installation of traffic signals, storm sewers, and storm water detention.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	377

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	377

Monett

TIF 2 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$209,668.40	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$696,837.31	Amount on Hand:	$110,868.27

Economic Activity Taxes:

Total received since inception:	$2,202,542.58	Amount on Hand:	$98,820.13

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

Monett

TIF 2 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3495

Developer(s): NA

Senate District: 29

House District: 68

Original Date Plan/Project Approved: 3/1/2005

Plan Description:

Improving, widening, and installing traffic signals on U.S. Highway 60 for Redevelopment Plan Area 1 Lowe's Store Development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	93

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	93

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$19,700,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$3,800,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $23,500,000.00

Anticipated TOTAL Project Costs: $23,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	22
Current anticipated estimated number of years to retirement:	22

Moscow Mills

Redevelopment Plan for the Highway 61 Redevelopmen

Contact Agency: Moscow Mills

Contact Phone: 636-356-4220

Developer(s): Crossroads Center Moscow Mills, LLC

Senate District: 2

House District: 11

Original Date Plan/Project Approved: 9/1/2003

Plan Description:

The Redevelopment Project consists of infrastructure and road improvements throughout the Redevelopment Area to support up to 900,000 square feet of commercial development.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 2540 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Mound City

Mound City Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$13,533.40	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$677,493.25	Amount on Hand:	$13,533.40

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$4,117.66
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$802,400.00
Other:	$16,471.35
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $822,989.01

Anticipated TOTAL Project Costs: $1,136,102.20

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	16
Current anticipated estimated number of years to retirement:	15

Mound City

Mound City Tax Increment Financing District

Contact Agency: Mound City

Contact Phone: 660-442-3447

Developer(s): M.C. Dev. Corp, Custom Convenience LLC & McDonalds

Senate District: 012

House District: 001

Original Date Plan/Project Approved: 8/1/2002

Plan Description:

The intent of the Plan is to use tax increment financing to pay costs associated with installation of the infrastructure, commercial buildings and related improvements in the area as well as other costs associated with the elimination of blighted conditions. The three phases of the Plan include a retail store for Dollar General, a convenience store with an attached Subway restaurant, and renovation of an existing structure for a McDonald's.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	49	**Actual to Date:**	59

Number of Retained Jobs:

Projected:	49	**Actual to Date:**	59

Neosho

Neosho Tax Increment Finance District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$2,000,061.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,285,475.00	Amount on Hand:	$303,942.00

Economic Activity Taxes:

Total received since inception:	$2,493,587.00	Amount on Hand:	$1,696,119.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	33
Current anticipated estimated number of years to retirement:	20

Neosho

Neosho Tax Increment Finance District

Contact Agency: Neosho

Contact Phone: 4174518050

Developer(s): None

Senate District: 32

House District: 130

Original Date Plan/Project Approved: 7/1/1999

Plan Description:

Funding debt service and direct costs related to improvements to infrastructure, streets, and utilities to new areas at the edge of the Vity that have been annexed or is annexed

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	100	**Actual to Date:**	326

Number of Retained Jobs:

Projected:	100	**Actual to Date:**	326

Normandy, MO

Natural Bridge Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$470,469.55	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Normandy, MO

Natural Bridge Redevelopment

Contact Agency: Normandy, MO

Contact Phone: 314-725-8788

Developer(s): None

Senate District: 14

House District: 07-71

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

Redevelopment of blighted areas

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$5,343,003.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$181,670.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$10,595,000.00
Property Acquisition and Relocation Costs:	$14,364,203.00
Project Implementation Costs:	$1,151,576.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $26,110,779.00

Anticipated TOTAL Project Costs: $28,240,995.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

North Kansas City

Northgate Village Tax Increment Financing Plan

Contact Agency: North Kansas City

Contact Phone: 816-412-7814

Developer(s): Hunt -Midwest Enterprises

Senate District: 17

House District: 31

Original Date Plan/Project Approved: 2/1/2000

Plan Description:

The Northgate Redevelopment involved the replacement of single-story garden style apartments with a mixed use redevelopment. The last years of the complex saw an increasing amount of unattended deterioration which became an increasing blight upon the community and surrounding neighborhoods. Given it made up such a significant portion of the citys residential community, the City decided to take the significant step of designating the area for redevelopment.The City solicited proposals in 1999, selecting the development team of Hunt Midwest, Inc., in partnership with The Rainen Companies. The development agreement approved in tandem with the TIF plan states that the city is responsible for acquiring the property, relocating residents of the apartments, demolishing the old apartment complex, and installing the infrastructure. The city would then sell the land to each respective developer, with no additional funds required of the City. The City would receive any TIF proceeds as reimbursement of the pre-development costs. The developers do not receive any TIF proceeds.Ruby Tuesday became the first commercial business within the development. Construction to date for the residential project includes 166 of the eventual 219 units. Three phases of Senior Apartments 258 units The Gardens are complete and are fully occupied. A fourth phase of Senior Apartment 60 units will be constructed in 2016. The first phase of the apartments 246 units CityView were constructed in 2006. Finally, we hope the second phase of CityView will commence construction in 2016. As of December of 2009, the City has activated all of the 15 designated TIF project areas that make up the redevelopment.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0 **Actual to Date:** 25

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Osage Beach

Dierbergs Osage Beach Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2015

Payments in Lieu of Taxes:

Total received since inception: $52,024.00 Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $744,841.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,944,877.00
Property Acquisition and Relocation Costs:	$3,000,000.00
Project Implementation Costs:	$155,123.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,100,000.00

Anticipated TOTAL Project Costs: $34,234,400.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

Osage Beach

Dierbergs Osage Beach Redevelopment Project

Contact Agency: Osage Beach

Contact Phone: 573-302-2000

Developer(s): Dierbergs Osage Beach, LLC

Senate District: 4

House District: 155

Original Date Plan/Project Approved: 12/1/2010

Plan Description:

The project calls for the construction of approximately 142,000 square feet of retail space. There is no residential development included in this project. Dierbergs Market will be the anchor tenant occupying approximately 76,500 square feet of space., next to Dierbergs will be approximately 8,000 of retail space. Another building occupied by Bed, Bath and Beyond and Dicks Sporting Goods.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.

Number of New Jobs:

Projected:	90	**Actual to Date:**	165

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Osage Beach

Marina View Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,700,000.00
Property Acquisition and Relocation Costs:	$2,000,000.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,700,000.00

Anticipated TOTAL Project Costs: $98,888,200.00

Financing Method:

Other

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Osage Beach

Marina View Redevelopment Area

Contact Agency: Osage Beach

Contact Phone: 573-302-2000

Developer(s): JQH-Lake of the Ozarks Development LLC

Senate District: 4

House District: 155

Original Date Plan/Project Approved: 11/1/2007

Plan Description:

The Plan proposes to completely redevelop the Area by eliminating blighting conditions through the demolition of existing structures, installation of utilities, installation of access drives, and the construction of an approximately three hundred 300 room hotel with appurtenant facilities which will include, but is not limited to, an approximately one hundred thousand 100,000 square foot flexible space convention center and health spa.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Osage Beach

Prewitt's Highway 54 Enterprises LLC

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$484.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$5,781,979.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$18,454,293.00	Amount on Hand:	$484.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$13,763,947.00
Property Acquisition and Relocation Costs:	$2,400,000.00
Project Implementation Costs:	$700,000.00
Other:	$250,000.00
Other:	$162,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $17,275,947.00

Anticipated TOTAL Project Costs: $101,130,093.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Osage Beach

Prewitt's Highway 54 Enterprises LLC

Contact Agency: Osage Beach

Contact Phone: 573-302-2000

Developer(s): Prewitts Hwy 54 Enterprises LLC

Senate District: 9

House District: 115

Original Date Plan/Project Approved: 7/1/2000

Plan Description:

Development of big box retail and small stores, road improvements to the intersection of 54 Highway and 42 Highway including the addition of stop lights and rerouting of Missouri Route D were approved and recommended by MODOT. Infrastructure improvements also include the extension of fire protection, water and sewer to the School of the Osage.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	850

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	8

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$19,332.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$138,107.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$200,000.00	Amount on Hand:	$19,332.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$905,000.00
Property Acquisition and Relocation Costs:	$1,006,884.00
Project Implementation Costs:	$1,754,175.00
Other:	$2,434,084.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,100,143.00

Anticipated TOTAL Project Costs: $47,239,175.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Pagedale

Pagedale TIF Redevelopment Plan

Contact Agency: Pagedale

Contact Phone: (314) 726-1200

Developer(s): Beyond Housing, Inc

Senate District: 14

House District: 72

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

Redevelop the area by building a variety of mixed-use commercial, retail, residential projects. Key projects include a grocery store, branch bank, multi-family residential and a health service center.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	253	**Actual to Date:**	120

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Park Hills

Downtown Park Hills Redevelopment Dist 4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$7,304.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$206,505.50	Amount on Hand:	$3,652.00

Economic Activity Taxes:

Total received since inception:	$658,044.65	Amount on Hand:	$3,652.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,459,402.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,459,402.00

Anticipated TOTAL Project Costs: $1,459,402.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	15
Current anticipated estimated number of years to retirement:	14

Park Hills

Downtown Park Hills Redevelopment Dist 4

Contact Agency: Park Hills

Contact Phone: 573-431-3577

Developer(s): Town & Country Grocers of Fredericktown, MO

Senate District: 3

House District: 117

Original Date Plan/Project Approved: 7/1/2005

Plan Description:

Construction of road improvements, a grocery store, renovation of a downtown building as a public library, and demolition of blighted structures to provide a parking lot. Grading and demolition for grocery store construction, and acquisition of land for road improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	50	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	30	**Actual to Date:**	30

Park Hills

Highway 67 Corridor Redevelopment District 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$29,843.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$275,457.41	Amount on Hand:	$14,921.50

Economic Activity Taxes:

Total received since inception:	$471,033.56	Amount on Hand:	$14,921.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,400,000.00
Property Acquisition and Relocation Costs:	$370,000.00
Project Implementation Costs:	$40,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,810,000.00

Anticipated TOTAL Project Costs: $1,810,000.00

Financing Method:

Other

Original estimated number of years to retirement:	20
Current anticipated estimated number of years to retirement:	20

Park Hills

Highway 67 Corridor Redevelopment District 2

Contact Agency: Park Hills

Contact Phone: 573-431-3577

Developer(s): Hefner Furniture & Appliance

Senate District: 3

House District: 117

Original Date Plan/Project Approved: 12/1/2003

Plan Description:

Plans include relocation of water and sewer utility mains to accommodate construction of a west outer road alongside U.S. Highway 67 corridor from Leadington south through Park Hills to unincorporated St. Francois County. Extension of natural gas main and three-phase electric lines, construction of portable water storage with a connection main.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	7	**Actual to Date:**	7

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Park Hills

Parkway Drive Redevelopment District 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$10,791.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$562,359.36	Amount on Hand:	$5,395.50

Economic Activity Taxes:

Total received since inception:	$255,568.68	Amount on Hand:	$5,395.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,564,420.61
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,564,420.61

Anticipated TOTAL Project Costs: $3,564,420.61

Financing Method:

Other

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Park Hills

Parkway Drive Redevelopment District 3

Contact Agency: Park Hills

Contact Phone: 573-431-3577

Developer(s): NA

Senate District: 3

House District: 117

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Plans include extension of Parkway Drive and construction of a bridge connecting Parkway Drive to Industrial Drive. Road improvements were also planned for Industrial Drive and St. Joe Drive.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 13 **Actual to Date:** 13

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$35.10	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$210,873.00	Amount on Hand:	$35.10

Economic Activity Taxes:

Total received since inception:	$4,673.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,132,500.00
Property Acquisition and Relocation Costs:	$530,000.00
Project Implementation Costs:	$1,742,500.00
Other:	$1,072,250.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $12,427,250.00

Anticipated TOTAL Project Costs: $46,800,000.00

Financing Method:

Pay As You Go
TIF Notes
Loan
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Perry County

Redevelopment Plan for the Highway 51/61 Tax

Contact Agency: Perry County

Contact Phone: 5735474242

Developer(s): none

Senate District: 27

House District: 145-116

Original Date Plan/Project Approved: 1/1/2010

Plan Description:

Street, water, sewer,gas, property acquisition, parking

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	500	**Actual to Date:**	451

Number of Retained Jobs:

Projected:	200	**Actual to Date:**	200

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$4,804.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$30,045.61	Amount on Hand:	$4,804.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,250,000.00
Property Acquisition and Relocation Costs:	$500,000.00
Project Implementation Costs:	$1,787,500.00
Other:	$1,153,750.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $12,691,750.00

Anticipated TOTAL Project Costs: $33,000,000.00

Financing Method:

Pay As You Go
TIF Notes
Loan
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Perryville

Redevelopment Plan for downtown Perryville Tax

Contact Agency: Perryville

Contact Phone: 573-547-2594

Developer(s): none

Senate District: 27

House District: 116 & 145

Original Date Plan/Project Approved: 2/1/2012

Plan Description:

The City will fund grants to various property owners for rehabilitation and stabilization of commercial buildings, facade improvements, signage, electrical, water and sewer improvements.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	100	**Actual to Date:**	80

Number of Retained Jobs:

Projected:	50	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$232,570.66	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$204,703.00	Amount on Hand:	$204,703.00

Economic Activity Taxes:

Total received since inception:	$19,101.00	Amount on Hand:	$19,101.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$40,837,500.00
Property Acquisition and Relocation Costs:	$1,000,000.00
Project Implementation Costs:	$5,875,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $47,712,500.00

Anticipated TOTAL Project Costs: $70,000,000.00

Financing Method:

Pay As You Go
TIF Notes
Loan
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Perryville

Redevelopment Plan for the I-55/Perryville Blvd.

Contact Agency: Perryville

Contact Phone: 573-547-2594

Developer(s): none

Senate District: 27

House District: 116 & 145

Original Date Plan/Project Approved: 1/1/2012

Plan Description:

Streets, water and sewer, site improvments and a new I-55 interchange

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	200	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	50	**Actual to Date:**	50

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,160,028.00
Property Acquisition and Relocation Costs:	$480,000.00
Project Implementation Costs:	$848,254.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,488,282.00

Anticipated TOTAL Project Costs: $17,648,880.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Platte City

Shoppes at North Gate Redevelopment Plan

Contact Agency: Platte City

Contact Phone: 8168583046

Developer(s): Cox Rabius Development LLC

Senate District: 34

House District: 30

Original Date Plan/Project Approved: 12/1/2005

Plan Description:

The redevelopment plan will consist of one redevelopment project including a new, first-class, high quality, pedestrian-friendly shopping area encompassing approximately 7.65 acres of new commercial development containing approximately 57,100 sq ft of new retail and restaurant space.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	78	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$27,333.85	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$43,494.65	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$224,065.01	Amount on Hand:	$27,333.85

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,576,575.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$727,542.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,304,117.00

Anticipated TOTAL Project Costs: $12,764,764.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	0

Raymore

Foxwood Village Shops Tax Increment Finance Plan

Contact Agency: Raymore

Contact Phone: (816) 331-5000

Developer(s): Foxwood Plaza, LLC

Senate District: 31

House District: 55

Original Date Plan/Project Approved: 1/1/2009

Plan Description:

The redevelopment area consists of approx. 12.68 acres of property located in Raymore, generally to the south of MO Hwy 58 at its intersection with Mott Drive the Redevelopment Area. The entire Redevelopment Area will be redeveloped as one redevelopment project the Redevelopment Project to consist of a commercial development comprised of an approximately 4,507 sq ft restaurant and approximately 52,520 sq ft of strip retail space.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	142	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Raymore

Good Ranch Redevelopment Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$17,000,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $17,000,000.00

Anticipated TOTAL Project Costs: $17,000,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	0

Raymore

Good Ranch Redevelopment Area TIF

Contact Agency: Raymore

Contact Phone: (816) 331-5000

Developer(s): Good-Otis LLC

Senate District: 31

House District: 55

Original Date Plan/Project Approved: 5/1/2006

Plan Description:

See Attachment 3 - will be e-mailed

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,066,165.45	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$5,383,909.50	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$8,459,276.00
Property Acquisition and Relocation Costs:	$4,509,546.00
Project Implementation Costs:	$793,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $13,761,822.00

Anticipated TOTAL Project Costs: $71,800,000.00

Financing Method:

Pay As You Go
TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	21

Raymore

Highway 58 West Extended Redevelopment Plan

Contact Agency: Raymore

Contact Phone: (816) 331-5000

Developer(s): PDD Development, LLC & Raymore Galleria, LLC

Senate District: 31

House District: 55

Original Date Plan/Project Approved: 1/1/2005

Plan Description:

See Attachment - will be emailed.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	153	**Actual to Date:**	404

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$350,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $350,000.00

Anticipated TOTAL Project Costs: $350,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	11
Current anticipated estimated number of years to retirement:	23

RAYTONW

USA 800 REDEVELOPMENT PLAN

Contact Agency: RAYTONW

Contact Phone: 816-737-6084

Developer(s): USA 800, Inc.

Senate District: 10

House District: 50

Original Date Plan/Project Approved: 8/1/1998

Plan Description:

The project called for the construction of a two story building of 21,000 square feet. The building is metal construction with masonry exterior to compliment the three existing nearby structures. The site is zoned C2. The building and the landscaping are well maintained.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Number of New Jobs:

Projected:	75	**Actual to Date:**	150

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	40

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$350,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $350,000.00

Anticipated TOTAL Project Costs: $350,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	11
Current anticipated estimated number of years to retirement:	23

RAYTONW

USA 800 REDEVELOPMENT PLAN

Contact Agency: RAYTONW

Contact Phone: 816-737-6084

Developer(s): USA 800, Inc.

Senate District: 10

House District: 50

Original Date Plan/Project Approved: 8/1/1998

Plan Description:

The project called for the construction of a two story building of 21,000 square feet sq. ft.. The building is metal construction with masonry exterior to compliment the three existing nearby structures. The site is zoned C2. The building and the landscaping are well maintained.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Number of New Jobs:

Projected:	75	**Actual to Date:**	150

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	40

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$636,838.39	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$107,000.00
Property Acquisition and Relocation Costs:	$150,000.00
Project Implementation Costs:	$93,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $350,000.00

Anticipated TOTAL Project Costs: $505,870.00

Financing Method:

Pay As You Go
Loan

Original estimated number of years to retirement:	19
Current anticipated estimated number of years to retirement:	19

Raytown

USA 800 Redevelopment Plan

Contact Agency: Raytown

Contact Phone: 816-737-6084

Developer(s): USA 800

Senate District: 9, 11

House District: 28

Original Date Plan/Project Approved: 8/1/1997

Plan Description:

Refurbishment and new construction in an area labeled as blighted of a new call center.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 1 & 4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$171,823.87	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$6,010,709.00	Amount on Hand:	$12.20

Economic Activity Taxes:

Total received since inception:	$10,021,152.00	Amount on Hand:	$171,811.67

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$9,146,142.28
Property Acquisition and Relocation Costs:	$3,401,343.00
Project Implementation Costs:	$3,854,709.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $16,402,194.28

Anticipated TOTAL Project Costs: $54,953,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	13
Current anticipated estimated number of years to retirement:	23

Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 1 & 4

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Pace Properties, Inc.

Senate District: 15

House District: 87

Original Date Plan/Project Approved: 3/1/2003

Plan Description:

Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 1 consists of a parking garage with approximately 750 spaces, approximately 110,000 SF of retail space and approximately 35 residential units. RPA 4 consists of approximately 5,000 to 6,000 SF of retail and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	340	**Actual to Date:**	400

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$45,870.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$28,570.00	Amount on Hand:	$28,570.00

Economic Activity Taxes:

Total received since inception:	$17,300.00	Amount on Hand:	$17,300.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$12,460,000.00
Property Acquisition and Relocation Costs:	$7,040,000.00
Project Implementation Costs:	$200,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $19,700,000.00

Anticipated TOTAL Project Costs: $105,300,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 2

Contact Agency: Richmond Heights

Contact Phone: (314) 646-7658

Developer(s): Pace Properties, Inc.

Senate District: 15

House District: 87

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 2 consists of approximately 70,000 to 90,000 SF of commercial retail, service or restaurant space approximately 240,000 SF of Class A office space approximately 35 to 140 multi-family units and structured parking to service these uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 1062 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 14

Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$4,344,500.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$68,900.00
Other:	$64,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs:	$4,413,400.00
Anticipated TOTAL Project Costs:	$48,541,400.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 3

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Abrams Rothman Brentwood Partnership (prop. owner)

Senate District: 15

House District: 87

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The original plan was the Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 3 consists of approximately 35,000 to 45,000 SF of commercial retail, service or restaurant space approximately 250,000 SF of Class A office space approximately 35 to 140 multi-family units and structured parking to service these uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	850	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	28

Richmond Heights

Hadley Township Redevelopment Project Area-North

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$197,988.59	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$183,550.90	Amount on Hand:	$183,550.90

Economic Activity Taxes:

Total received since inception:	$14,437.69	Amount on Hand:	$14,437.69

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$1,128,500.00
Project Implementation Costs:	$228,898.50
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,357,398.50

Anticipated TOTAL Project Costs: $1,357,398.50

Financing Method:

Other

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Richmond Heights

Hadley Township Redevelopment Project Area-North

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): No Comprehensive Developer

Senate District: 24

House District: 72

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

Sub-Area B & Sub-Area C will be redeveloped into a variety of commercial & residential uses, including retail, office, hotel, multi-family housing & in-fill single family housing. There is a 14,000 sq. ft. retail center and a Quick Trip convenience store/gas station on 3 acres fronting Hanley Rd. in Sub-Area B. A developer is trying to secure financing to build a mixed use hotel/retail space in Sub-Area C.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	85	**Actual to Date:**	72

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Richmond Heights

Hadley Township Redevelopment Project Area-South

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$18,812.04	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$18,812.04	Amount on Hand:	$18,812.04

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$15,750,000.00
Property Acquisition and Relocation Costs:	$30,000,000.00
Project Implementation Costs:	$500,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $46,250,000.00

Anticipated TOTAL Project Costs: $189,200,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Richmond Heights

Hadley Township Redevelopment Project Area-South

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Menards

Senate District: 24

House District: 72

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

Sub-Area A is available for 3 to 4 complementary retail stores and/or restaurants. Sub-Area M is 15.4 acres it will include construction of a 246,346 sq. ft. two story Menard's Home Improvement store, with associated yard, covered storage and 406 parking spaces. A new City of RH Public Works facility will be constructed on 3.3 acres north & east of Menards this is not included in the TIF.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	280	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015	

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Riverside

Gateway Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-372-9009

Developer(s): na

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 10/1/2001

Plan Description:

The plan proposes activities to eliminate blight in the area. The projects may include infrastructure improvements and/or commercial, retail and general business development. Infrastructure may include streets, curbs, sidewalks and utility construction and improvements, as well as property acquisition. Specified projects will be considered on a project-by-project basis.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$12.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$22,949,509.00	Amount on Hand:	$10.00

Economic Activity Taxes:

Total received since inception:	$3,518,618.00	Amount on Hand:	$2.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$79,000,000.00
Property Acquisition and Relocation Costs:	$2,000,000.00
Project Implementation Costs:	$8,600,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $89,600,000.00

Anticipated TOTAL Project Costs: $167,600,000.00

Financing Method:

Pay As You Go
TIF Bonds
Industrial Revenue Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	22

Riverside

I-385 Levee Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816 372-9009

Developer(s): Northpoint Realty

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 7/1/1996

Plan Description:

The construction of the Riverside and Quindaro Bend Levees to provide flood protection a full diamond interchange at I-635 and Van de Populier Road and improvements to Mattox Road and Van de Populier Road, internal storm drainage system, east-west access roads and utilities development of a mixed use retail/commercial/industrial development.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 12664 **Actual to Date:** 2400

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$342,782.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$14,658.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,193,752.00
Property Acquisition and Relocation Costs:	$750,748.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,944,500.00

Anticipated TOTAL Project Costs: $70,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Riverside

West Platte Road Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-741-3993

Developer(s): Briarcliff Development Company

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 7/1/2007

Plan Description:

The plan consists of 2 projects 1 demolition of dilapidated commercial structures, removal of mobile homes and construction of the linear park along W. Platte Road 2 construction of 75,000 sq. ft. of commercial buildings.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	50	**Actual to Date:**	21

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Rock Hill

City Center at McKnight

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$387,262.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$421,207.00	Amount on Hand:	$421,207.00

Economic Activity Taxes:

Total received since inception:	$34,258.00	Amount on Hand:	$30,981.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$10,000.00
Other:	$450,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $460,000.00

Anticipated TOTAL Project Costs: $1,500,000.00

Financing Method:

Other

Original estimated number of years to retirement:	18
Current anticipated estimated number of years to retirement:	18

Rock Hill

City Center at McKnight

Contact Agency: Rock Hill

Contact Phone: 314-822-5834

Developer(s): Missouri CVS Pharmacy, LLC

Senate District: 24

House District: 87

Original Date Plan/Project Approved: 3/1/2005

Plan Description:

Create new retail development along Manchester Road.Reimburse the developer for environmental remediation costs associated with the construction of a new CVS/Pharmacy.Relocate the city's fire department out of the redevelopment area.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Rock Hill

City Center at McKnight

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$395,660.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$425,239.00	Amount on Hand:	$364,007.00

Economic Activity Taxes:

Total received since inception:	$38,630.00	Amount on Hand:	$31,653.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$10,000.00
Other:	$450,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $460,000.00

Anticipated TOTAL Project Costs: $1,500,000.00

Financing Method:

Other

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Rock Hill

City Center at McKnight

Contact Agency: Rock Hill

Contact Phone: 314-561-4302

Developer(s): Missouri CVS Pharmacy, LLC

Senate District: 24

House District: 87

Original Date Plan/Project Approved: 3/1/2005

Plan Description:

Create new retail development along Manchester Road. Reimburse the developer for environmental remediation costs associated with the construction of a new CVS/Pharmacy. Relocate the city's fire department out of the redevelopment area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Rock Hill

Market at McKnight

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$77,668.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,561,474.00	Amount on Hand:	$22,966.00

Economic Activity Taxes:

Total received since inception:	$1,789,633.00	Amount on Hand:	$54,702.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,700,000.00
Property Acquisition and Relocation Costs:	$8,000,000.00
Project Implementation Costs:	$400,000.00
Other:	$500,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $11,600,000.00

Anticipated TOTAL Project Costs: $35,471,562.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Rock Hill

Market at McKnight

Contact Agency: Rock Hill

Contact Phone: 314-561-4302

Developer(s): Novus Development

Senate District: 24

House District: 87

Original Date Plan/Project Approved: 3/1/2005

Plan Description:

Create a new retail development along Manchester Road

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Rock Hill

Market at McKnight

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$58,139.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$2,295,999.00	Amount on Hand:	$2,295,999.00

Economic Activity Taxes:

Total received since inception:	$1,470,025.00	Amount on Hand:	$58,137.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,700,000.00
Property Acquisition and Relocation Costs:	$8,000,000.00
Project Implementation Costs:	$400,000.00
Other:	$500,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $11,600,000.00

Anticipated TOTAL Project Costs: $35,471,562.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	17
Current anticipated estimated number of years to retirement:	17

Rock Hill

Market at McKnight

Contact Agency: Rock Hill

Contact Phone: 314-822-5834

Developer(s): Novus Development

Senate District: 24

House District: 87

Original Date Plan/Project Approved: 3/1/2005

Plan Description:

Create a new retail development along Manchester Road

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	7

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$32,838.89	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$135,299.67	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$489,779.13	Amount on Hand:	$32,838.89

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,050,000.00
Property Acquisition and Relocation Costs:	$1,100,000.00
Project Implementation Costs:	$150,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,300,000.00

Anticipated TOTAL Project Costs: $7,695,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	20
Current anticipated estimated number of years to retirement:	21

Rolla

I-44/US 63 TIF Redevelopment Plan & Project

Contact Agency: Rolla

Contact Phone: 573-426-6970

Developer(s): Kohls Department Stores, Inc

Senate District: 16

House District: 149

Original Date Plan/Project Approved: 10/1/2010

Plan Description:

The Redevelopment Project is intended to remove conditions that qualify the area as blighted in order to facilitate economic development and revitalization of the area. The Redevelopment Plan is composed of strategies to eliminate blighting conditions and support construction of a 55,000 sq. ft. store locatedin RPA 1, requiring significant site improvements. RPA 2 is planned to support retail or mixed use development like the nearby Lowe's Home Center Store to the north of Kohl's.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	115	**Actual to Date:**	85

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Shrewbury

The Kenrick Plaza Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$164.57	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$164.57	Amount on Hand:	$164.57

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$29,705,000.00
Property Acquisition and Relocation Costs:	$11,129,000.00
Project Implementation Costs:	$5,365,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $15,000,000.00

Anticipated TOTAL Project Costs: $46,199,000.00

Financing Method:

Pay As You Go
TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Shrewbury

The Kenrick Plaza Redevelopment Project

Contact Agency: Shrewbury

Contact Phone: 314-647-5795

Developer(s): Kenrick Developers, LLC

Senate District: 15

House District: 91

Original Date Plan/Project Approved: 2/1/2013

Plan Description:

To facilitate redevelopment of the area, alleviate conditions that cause the area to be blighted, and to encourage a consumer-friendly commercial environment that promotes economic health. To all the City to carry out comprehensive redevelopment of the area as consistent with the City's comprehensive plan.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	400	**Actual to Date:**	300

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Sikeston

60/61 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,536,717.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$5,226,973.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$6,775,000.00
Property Acquisition and Relocation Costs:	$75,000.00
Project Implementation Costs:	$150,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,000,000.00

Anticipated TOTAL Project Costs: $43,707,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	15
Current anticipated estimated number of years to retirement:	0

Sikeston

60/61 TIF District

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Four Corners Development Co., Inc.

Senate District: 25

House District: 149

Original Date Plan/Project Approved: 6/1/2000

Plan Description:

A mixture of commercial and residential development

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	180	**Actual to Date:**	387

Number of Retained Jobs:

Projected:	80	**Actual to Date:**	100

Sikeston

Colton's Steakhouse and Grill

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$8,023.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$14,875.00	Amount on Hand:	$2.00

Economic Activity Taxes:

Total received since inception:	$63,885.00	Amount on Hand:	$8,023.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$381,262.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$2,500.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $383,792.00

Anticipated TOTAL Project Costs: $2,800,000.00

Financing Method:

Loan

Original estimated number of years to retirement:	8
Current anticipated estimated number of years to retirement:	8

Sikeston

Colton's Steakhouse and Grill

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Six Thirty Two, LLC

Senate District: 27

House District: 149

Original Date Plan/Project Approved: 10/1/2012

Plan Description:

Franchise steakhouse and grill which will provide a restaurant along the HWY 60 corridor. Square footage is 6,716 consisting of wood frame with hardieboard lap siding, manufactured stone veneer and stucco on a concrete slab with membrane roof and metal awnings.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	150	**Actual to Date:**	150

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Sikeston

Holiday Inn Express

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$2.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,693.00	Amount on Hand:	$2.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$424,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$2,500.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $426,500.00

Anticipated TOTAL Project Costs: $6,800,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	8
Current anticipated estimated number of years to retirement:	8

Sikeston

Holiday Inn Express

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Select Sikeston Hospitality, LLC

Senate District: 25

House District: 149

Original Date Plan/Project Approved: 10/1/2012

Plan Description:

Construction of a new Holiday Inn Express Select Service hotel-73 rooms

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	20	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Sikeston

North Main & Malone Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$33,383.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$581,442.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$788,825.00	Amount on Hand:	$23,951.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,000,000.00
Property Acquisition and Relocation Costs:	$600,000.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,700,000.00

Anticipated TOTAL Project Costs: $8,250,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Sikeston

North Main & Malone Development Area

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Sikeston Acquisitions

Senate District: 27

House District: 148

Original Date Plan/Project Approved: 5/1/2004

Plan Description:

Site demolition and construction of commercial and retail businesses

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	50	**Actual to Date:**	70

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Springfield

Commercial Street TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$251,225.57	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$237,715.03	Amount on Hand:	$237,715.03

Economic Activity Taxes:

Total received since inception:	$13,510.54	Amount on Hand:	$13,510.54

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$4,216,000.00
Property Acquisition and Relocation Costs:	$750,000.00
Project Implementation Costs:	$240,000.00
Other:	$250,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,456,000.00

Anticipated TOTAL Project Costs: $5,456,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Springfield

Commercial Street TIF

Contact Agency: Springfield

Contact Phone: 417-864-1094

Developer(s): Juliet Mee

Senate District: 30

House District: 132

Original Date Plan/Project Approved: 4/1/2008

Plan Description:

The Commercial Street Redevelopment Plan consists of a private Redevelopment Project professional massage school, day spa, and laundry and Public Improvement Projects undertaken by the City of Springfield. Almost 20 public projects are proposed comprised primarily of public infrastructure improvements with a few programs, such as a rehabilitation loan/grant program, included

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	27

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Springfield

Commercial Street TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$356,792.46	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$343,281.92	Amount on Hand:	$343,281.92

Economic Activity Taxes:

Total received since inception:	$13,510.54	Amount on Hand:	$13,510.54

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$4,216,000.00
Property Acquisition and Relocation Costs:	$750,000.00
Project Implementation Costs:	$240,000.00
Other:	$250,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,456,000.00

Anticipated TOTAL Project Costs: $5,456,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Springfield

Commercial Street TIF

Contact Agency: Springfield

Contact Phone: 417-864-1035

Developer(s): Juliet Mee

Senate District: 30th

House District: 132nd

Original Date Plan/Project Approved: 4/1/2008

Plan Description:

The Commercial Street Redevelopment Plan consists of a private Redevelopment Project professional massage school, day spa, and laundry and Public Improvement Projects undertaken by the City of Springfield. Almost 20 public projects are proposed comprised primarily of public infrastructure improvements with a few programs, such as a rehabilitation loan/grant program, included.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	27

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Springfield

Jordan Valley Park TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$6,351.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,540,026.41	Amount on Hand:	$5,273.83

Economic Activity Taxes:

Total received since inception:	$341,491.45	Amount on Hand:	$1,077.17

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,600,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$18,500,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $21,100,000.00

Anticipated TOTAL Project Costs: $150,545,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Springfield

Jordan Valley Park TIF

Contact Agency: Springfield

Contact Phone: 417-864-1035

Developer(s): John Q. Hammons revocable trust

Senate District: 30th

House District: 132nd

Original Date Plan/Project Approved: 10/1/2000

Plan Description:

The Plan will revitalize the Area and positively impact all of central Springfield through the development of public improvements and concurrent private development. Projects within the area include a municipally-owned recreational ice facility, exposition hall, a public park, privately owned minor league baseball stadium, parking deck, and a business class hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	335	**Actual to Date:**	387

Number of Retained Jobs:

Projected:	10	**Actual to Date:**	293

Springfield

Jordan Valley Park TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$6,507.57	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,258,279.66	Amount on Hand:	$5,433.28

Economic Activity Taxes:

Total received since inception:	$341,486.53	Amount on Hand:	$1,074.29

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,600,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$18,500,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $22,100,000.00

Anticipated TOTAL Project Costs: $150,545,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Springfield

Jordan Valley Park TIF

Contact Agency: Springfield

Contact Phone: 417-864-1094

Developer(s): John Q. Hammons revocable trust

Senate District: 30

House District: 132

Original Date Plan/Project Approved: 10/1/2000

Plan Description:

The Plan will revitalize the Area and positively impact all of central Springfield through the development of public improvements and concurrent private development. Projects within the area include a municipally-owned recreational ice facility, exposition hall, a public park, privately owned minor league baseball stadium, parking deck, and a business class hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	333	**Actual to Date:**	167

Number of Retained Jobs:

Projected:	10	**Actual to Date:**	293

Springfield

Springfield Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$8,734,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$250,000.00
Other:	$595,016.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $9,579,016.00

Anticipated TOTAL Project Costs: $78,454,016.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	18
Current anticipated estimated number of years to retirement:	18

Springfield

Springfield Plaza TIF

Contact Agency: Springfield

Contact Phone: 417-864-1094

Developer(s): Springfield Plaza Real Estate, Inc.

Senate District: 30

House District: 133

Original Date Plan/Project Approved: 5/1/2013

Plan Description:

The Redevelopment Plan proposes to redevelop the Area into a 432,500 square foot retail and office mixed-use development. TIF revenues will be used to fund approximately 9.58 million of public improvements in and around the Redevelopment Area. Such improvements include, but are not limited to road and intersection improvements, new public streets, storm water facilities, sanitary sewers, and utilities.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Springfield

Springfield Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$8,734,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$250,000.00
Other:	$595,016.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $9,579,016.00

Anticipated TOTAL Project Costs: $78,454,016.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	18
Current anticipated estimated number of years to retirement:	18

Springfield

Springfield Plaza TIF

Contact Agency: Springfield

Contact Phone: 417-864-1035

Developer(s): Springfield Plaza Real Estate, Inc.

Senate District: 30th

House District: 133rd

Original Date Plan/Project Approved: 5/1/2013

Plan Description:

The Redevelopment Plan proposes to redevelop the Area into a 432,500 square foot retail and office mixed-use development. TIF revenues will be used to fund approximately 9.58 million of public improvements in and around the Redevelopment Area. Such improvements include, but are not limited to road and intersection improvements, new public streets, storm water facilities, sanitary sewers, and utilities.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St Joseph

Gilmore Building Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$63,500.00
Other:	$102,500.00
Other:	$65,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $291,000.00

Anticipated TOTAL Project Costs: $1,883,457.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St Joseph

Gilmore Building Redevelopment

Contact Agency: St Joseph

Contact Phone: 816-271-5526

Developer(s): R&M Machines, LLC

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 11/1/2014

Plan Description:

The approved plan involves the rehab and restoration of an existing building for the development of retail space and market rate apartments. The building is four stories high and approximately 36,000 sq ft. The main floor will be a coffee shop and entertainment venue. The other floors will be converted to residential loft apartments. Renovations include restoring the exterior of the building and reconstruct the historical image.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	30	**Actual to Date:**	16

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St Joseph

Gilmore Building Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$272.39	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$63,500.00
Other:	$102,500.00
Other:	$65,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $291,000.00

Anticipated TOTAL Project Costs: $1,883,457.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St Joseph

Gilmore Building Redevelopment

Contact Agency: St Joseph

Contact Phone: 816-271-5526

Developer(s): R&M Machines, LLC

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 11/1/2014

Plan Description:

The approved plan involves the rehabilitation and restoration of an existing building for the development of retail space and market rate apartments. The building is four stories high and approximately 36,000 sq ft. The main floor will be coffee shop and the remaining floors will consist of residential apartments. Renovations include restoring the exterior of the building and reconstruct its historical image.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	30	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Ann

No Name Was Provided

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$19,681,225.00
Property Acquisition and Relocation Costs:	$6,000,000.00
Project Implementation Costs:	$7,318,775.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $33,300,000.00

Anticipated TOTAL Project Costs: $106,181,225.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	20

St. Ann

No Name Was Provided

Contact Agency: St. Ann

Contact Phone: 314-428-6801

Developer(s): Raven Development

Senate District: 24

House District: 72

Original Date Plan/Project Approved: 7/1/2012

Plan Description:

Previously submitted

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	2500	**Actual to Date:**	500

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Charles

Elm Point Redevelopment Area Phase I & II

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$21,284.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$14,115,749.00	Amount on Hand:	$21,154.00

Economic Activity Taxes:

Total received since inception:	$77,749.00	Amount on Hand:	$130.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$8,000,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $8,000,000.00

Anticipated TOTAL Project Costs: $99,724,668.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Charles

Elm Point Redevelopment Area Phase I & II

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): MB Properties

Senate District: 23

House District: 65

Original Date Plan/Project Approved: 10/1/1996

Plan Description:

The plan includes site evaluation, utility placement, stormwater detention and internal roadway improvements. Also, the plan anticipates the remediation of the lime detention basin. Private development will include mostly industrial space with possible office use in certain areas.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Charles

Fountain Lake/West 370 Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$209,526.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$21,006,321.00	Amount on Hand:	$14,586.00

Economic Activity Taxes:

Total received since inception:	$2,312,717.00	Amount on Hand:	$194,940.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$13,440,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$60,000.00
Other:	$1,500,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $15,000,000.00

Anticipated TOTAL Project Costs: $210,331,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	16
Current anticipated estimated number of years to retirement:	23

St. Charles

Fountain Lake/West 370 Redevelopment

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): MB Properties LLC

Senate District: 23

House District: 65

Original Date Plan/Project Approved: 12/1/1997

Plan Description:

The plan includes development of a business park, which will include retail, commercial and light industrial activities. The project will include raising the site out of the flood plain, realignment of Cole Creek, relocation of Huster Road, utility relocation and development of a 123 acre public park.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Charles

Plaza at Noah's Ark

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,056,098.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$923,375.00	Amount on Hand:	$923,375.00

Economic Activity Taxes:

Total received since inception:	$132,723.00	Amount on Hand:	$132,723.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$44,786,225.00
Property Acquisition and Relocation Costs:	$6,209,088.00
Project Implementation Costs:	$2,500,000.00
Other:	$0.00
Other:	$250,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $55,000,000.00

Anticipated TOTAL Project Costs: $385,000,000.00

Financing Method:

Other

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Charles

Plaza at Noah's Ark

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): Cullinan Properties, LTD

Senate District: 23

House District: 106

Original Date Plan/Project Approved: 1/1/2007

Plan Description:

The proposed plan will help facilitate redevelopment of the area for high density planned mixed use and commercial purposes.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Charles

St. Charles Center/Mark Twain Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$42,267.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,772,679.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$11,200,272.00	Amount on Hand:	$42,267.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,460,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$35,000.00
Other:	$9,705,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $12,200,000.00

Anticipated TOTAL Project Costs: $45,025,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	12
Current anticipated estimated number of years to retirement:	15

St. Charles

St. Charles Center/Mark Twain Mall

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): American Commercial Realty

Senate District: 23

House District: 65

Original Date Plan/Project Approved: 2/1/1996

Plan Description:

The proposed plan will expand and upgrade retail within the development area. The redevelopment projects include site improvements, new building construction, upgrades and renovations. The TIF funding will be used for building rehab, roadway and parking lot construction, landscaping and lighting.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Charles

St. Charles County Convention Center Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$47,471.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$5,383,442.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$704,008.00	Amount on Hand:	$47,471.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,150,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$2,500,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,650,000.00

Anticipated TOTAL Project Costs: $84,000,000.00

Financing Method:

Other

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Charles

St. Charles County Convention Center Redevelopment

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): na

Senate District: 23

House District: 106

Original Date Plan/Project Approved: 11/1/1997

Plan Description:

The proposed redevelopment calls for the construction of a convention center of approximately 128,000 square feet servicing both St Charles City and St Charles County. The area will also house a 259 room high quality, full service hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Charles

West Clay Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$30,664.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$75,697.00	Amount on Hand:	$30,664.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$7,300,000.00
Property Acquisition and Relocation Costs:	$1,300,000.00
Project Implementation Costs:	$1,500,000.00
Other:	$100,000.00
Other:	$300,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $10,500,000.00

Anticipated TOTAL Project Costs: $28,850,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Charles

West Clay Extension

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): SM Properties UV, LLC

Senate District: 23

House District: 65

Original Date Plan/Project Approved: 6/1/2012

Plan Description:

The plan includes a grocery store, anchored retail and dining development. The plan also includes a post office relocation.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Clair

I-44 East Redevelopment Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$11,250,000.00
Property Acquisition and Relocation Costs:	$9,000,000.00
Project Implementation Costs:	$3,050,000.00
Other:	$3,200,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $26,500,000.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Clair

I-44 East Redevelopment Project 1

Contact Agency: St. Clair

Contact Phone: 636-629-0333 x119

Developer(s): Osage Fund, LLC

Senate District: 26

House District: 98

Original Date Plan/Project Approved: 12/1/2009

Plan Description:

Redevelopment of non-utilized lands within the designated district for commercial use to be implemented in phases over several years, in accordance with the approved redevelopment plan.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Joseph

Cook Road Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$531,869.57	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$2,591.23	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$492,786.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$20,000.00
Other:	$2,375,000.00
Other:	$2,567,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,539,786.00

Anticipated TOTAL Project Costs: $19,375,786.00

Financing Method:

Pay As You Go
Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Joseph

Cook Road Corridor

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): Greystone Partners Land Development LLC

Senate District: 34

House District: 28

Original Date Plan/Project Approved: 3/1/2008

Plan Description:

1 private project improvements that will consist of the development of a residential subdivision on approximately 185 acres of land into over 350 single family and townhouse housing units, 2 improvements to Cook Road resulting in a three-lane section, concrete curb and gutter, storm water drainage, and raised grass medians, 3 sewer system improvements including a new pump station4 the construction of 2,000 ft water line.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Joseph

East Hills Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$3,313,153.47	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$3,183,998.72	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$18,279,936.00
Property Acquisition and Relocation Costs:	$1,000,000.00
Project Implementation Costs:	$50,000.00
Other:	$8,729,791.00
Other:	$2,837,315.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $30,897,042.00

Anticipated TOTAL Project Costs: $131,056,412.00

Financing Method:

Pay As You Go
Other

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Joseph
East Hills Mall

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): MD Management, Inc.

Senate District: 34

House District: 28

Original Date Plan/Project Approved: 1/1/2008

Plan Description:

1 construct improvements to Belt Hwy & Frederick Blvd intersection including traffic & crosswalk signals, illuminated street signs, landscaping, streetscape, etc. 2 Upgrade Belt entry and Frederick entry signals, 3 demolish and renovate significant portions of exterior, 4 demolish and renovate significant portions of the interior including construction of a food court, 5 construct 45,000 sq ft of new lifestyle retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	650	**Actual to Date:**	360

Number of Retained Jobs:

Projected:	756	**Actual to Date:**	602

St. Joseph

EBR Enterprises, LLC/HHS Properties Inc.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,525,410.96	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$1,162,511.78	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,656,539.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$265,954.00
Other:	$30,972.00
Other:	$1,000,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,529,620.00

Anticipated TOTAL Project Costs: $31,633,074.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Joseph

EBR Enterprises, LLC/HHS Properties Inc.

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): EBR Enterprises, LLC & Mosaic Life Care Properties

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

This plan provides for the redevelopment of the area consisting of 13.2 acres at the intersection of Blackwell Road and the Belt Highway. It consists of three project areas, consisting of retail space and office space with construction be completed in October of 2008. The plan provides for public infrastructure improvements including road improvements to Blackwell Road and to the Belt Highway.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 203 **Actual to Date:** 334

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Joseph

Mitchell Avenue Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$3,059,622.67	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$62,247.48	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,093,768.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$125,000.00
Other:	$53,905.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,272,673.00

Anticipated TOTAL Project Costs: $33,427,829.00

Financing Method:

Pay As You Go
Industrial Revenue Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Joseph

Mitchell Avenue Corridor

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): American Family Mutual Insurance Company

Senate District: 34

House District: 29

Original Date Plan/Project Approved: 6/1/2006

Plan Description:

American Family developed plans for a new building addition to be constructed. The project will also include construction of new gravity flow sewers & traffic improvements to Mitchell Avenue to enhance traffic safety as well to increase traffic volume capacity. The gravity flow sewers and traffic and traffic improvements will benefit not only the Company and Missouri Western State University, but all development along the corridor.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	400	**Actual to Date:**	61

Number of Retained Jobs:

Projected:	825	**Actual to Date:**	761

St. Joseph

North County Development - Project #1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$6,882,751.63	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$10,068,174.34	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$23,764,576.51	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$33,957,346.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$1,800,619.00
Other:	$1,139,035.00
Other:	$160,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $37,643,581.00

Anticipated TOTAL Project Costs: $107,643,091.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Joseph

North County Development - Project #1

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): Red Development

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 8/1/2003

Plan Description:

The plan for this project is to construct a general retail shopping center totaling approximately 646,000 square feet, together with all necessary parking and utilities.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1640	**Actual to Date:**	1062

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Joseph

Ryan's Block Redevelopment Project-Uptown

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,763.83	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,201.96	Amount on Hand:	$1,735.93

Economic Activity Taxes:

Total received since inception:	$27.90	Amount on Hand:	$27.90

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$8,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$309,766.86
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $317,766.86

Anticipated TOTAL Project Costs: $858,945.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Joseph

Ryan's Block Redevelopment Project-Uptown

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): St. Joseph Restoration

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 12/1/2006

Plan Description:

Ryans Block is the first of the TIF projects located within the Uptown Redevelopment Area. The plan will rehabilitate and restore the Ryan Block Building at 1137-1141 Frederick Avenue and demolish the existing building at 1125 Frederick Avenue to provide 20 parking spaces for the renovated building.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Joseph

Stockyards Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$5,702,973.23	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$731,529.54	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,450,000.00
Property Acquisition and Relocation Costs:	$5,600,000.00
Project Implementation Costs:	$150,000.00
Other:	$8,500,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $16,700,000.00

Anticipated TOTAL Project Costs: $128,500,000.00

Financing Method:

TIF Bonds
Industrial Revenue Bond

Original estimated number of years to retirement:	16
Current anticipated estimated number of years to retirement:	20

St. Joseph

Stockyards Redevelopment

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): Triumph Foods, LLC

Senate District: 34

House District: 29

Original Date Plan/Project Approved: 10/1/2003

Plan Description:

The Redevelopment Plan provides for the construction of approximately 550,000 gross square feet of improvements to be used for the corporate headquarters and operation of a pork processing facility, estimated value of 130 million, together with the installation, repair, construction, reconstruction and relocation of certain streets and utilities.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 1000 **Actual to Date:** 2815

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Joseph

The Center Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$47,635.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$120,311.10	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$903,630.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$144,378.00
Other:	$1,190.00
Other:	$297,399.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,355,097.00

Anticipated TOTAL Project Costs: $2,737,144.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Joseph

The Center Building

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): Mid-City Partnership

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 1/1/2010

Plan Description:

The approved plan consists of renovating the Center Building which encompasses 609 through 613 Edmond and 119 through 123 S 6th Street. The project will include all new infrastructure including sidewalks, utilities, and removal of non-functional vaults to compliment the sidewalks and streetscape on Felix Street.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	59	**Actual to Date:**	66

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Joseph

The Tuscany Towers

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$17,855,155.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$82,000.00
Other:	$2,952,845.00
Other:	$10,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $20,900,000.00

Anticipated TOTAL Project Costs: $138,841,965.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Joseph

The Tuscany Towers

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): St. Joe 47, Inc.

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 9/1/2005

Plan Description:

The plan provides for 1 the rehabilitation of a structure currently existing in the Phase 1 Redevelopment Area, 2 the construction of several one to four-level commercial, retail and office buildings within the Redevelopment Areas, including a hotel, restaurant, financial institution and convenience store and 3 the construction of several parking lots and public infrastructure servicing the development.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1500	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Joseph

Third Street Hotel Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,240,683.94	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$837,434.85	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$493,000.00
Property Acquisition and Relocation Costs:	$1,100,000.00
Project Implementation Costs:	$100,000.00
Other:	$807,000.00
Other:	$50,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,700,000.00

Anticipated TOTAL Project Costs: $6,025,000.00

Financing Method:

Pay As You Go
Other

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Joseph

Third Street Hotel Development

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): Inner Circle Management

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 1/1/2004

Plan Description:

The project involves the redevelopment and renovation of a 170-room hotel, a nationally known restaurant franchise and related site, faade and landscaping improvements. The Redevelopment Area is the public interest because it will result in increased employment within the City and will enhance the tax base of the City.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	132	**Actual to Date:**	36

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	52

St. Joseph

Uptown St Joseph

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$622.25	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$1,233,500.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,233,500.00

Anticipated TOTAL Project Costs: $21,227,692.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Joseph

Uptown St Joseph

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): Uptown St. Joseph Redevlopment Corporation

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 3/1/2005

Plan Description:

The plan will consist of the redevelopment of the Heartland West Campus, the renovation of commercial structures, and residential structures within the project area. The demolition of the Heartland West Campus will provide approximately 13.6 acres for development of new single family residential units and single family town-home units. The area will also include park like amenities and green space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

100 N. Euclid (352-136)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$531.00	Amount on Hand:	$531.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $10,000,000.00

Anticipated TOTAL Project Costs: $70,645,787.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	20

St. Louis

100 N. Euclid (352-136)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): City Walk in Euclid, L.L.C.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2013

Plan Description:

Construct new mixed-use 7 story structure with 177 market rate apartments, 438 space parking garage and 38,430 sq. ft. 1st floor retail on 1.65 acre site.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	158	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

1133 Washington Ave. (352-48)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$235.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$570,507.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$73,067.00	Amount on Hand:	$235.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,100,000.00

Anticipated TOTAL Project Costs: $11,754,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

1133 Washington Ave. (352-48)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Washington Avenue Apts, L.P.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of former Days In Motel into 127 apartment units for rental, commercial usage and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	8	**Actual to Date:**	12

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$70,938.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,837,676.00	Amount on Hand:	$70,938.00

Economic Activity Taxes:

Total received since inception:	$232.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,650,000.00

Anticipated TOTAL Project Costs: $25,371,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): A.D. Brown Acquisition Corp., LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Renovation of 9-story A. D. Brown Building for 89 condominiums with ground floor commercialand related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	40	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

1141-51 S. 7th St. (352-23)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$27,037.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$606,036.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$535,556.00	Amount on Hand:	$27,037.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,300,000.00

Anticipated TOTAL Project Costs: $6,542,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

St. Louis

1141-51 S. 7th St. (352-23)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Disper-Schmitt Properties, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Adapt an historic 48,000 s/f two-story industrial building for office use. Provide an expanded job source for the southern edge of downtown.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	200	**Actual to Date:**	150

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

1300 Convention Plaza (352-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$4.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$219,770.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$12,675.00	Amount on Hand:	$4.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $870,000.00

Anticipated TOTAL Project Costs: $9,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

1300 Convention Plaza (352-47)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Convention Plaza Apartments, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Preservation of historic building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	5	**Actual to Date:**	5

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

1312 Washington (Garment Row Lofts 352-30)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$186.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$302,917.00	Amount on Hand:	$168.00

Economic Activity Taxes:

Total received since inception:	$39,858.00	Amount on Hand:	$18.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $500,000.00

Anticipated TOTAL Project Costs: $3,211,132.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

St. Louis

1312 Washington (Garment Row Lofts 352-30)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1312 Washington Ave, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 6/1/2003

Plan Description:

Adaptive resue of 7-story, 36,250 s/f building for 12 condos plus ground floor retail.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	15	**Actual to Date:**	15

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

1505 Missouri Ave. (352-21)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$254,702.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$4,489.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $600,000.00

Anticipated TOTAL Project Costs: $2,676,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

St. Louis

1505 Missouri Ave. (352-21)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2002

Plan Description:

Adaptive reuse of an historic church for 12 condo residential units. Upgraded a deteriorating church structure in the middle of an historic neighborhood.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

3800 Park Ave. (352-12)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2015

Payments in Lieu of Taxes:

Total received since inception: $111,024.00 Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $105,568.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $390,000.00

Anticipated TOTAL Project Costs: $1,300,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

3800 Park Ave. (352-12)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Park Avenue Management, LLC

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 8/1/2001

Plan Description:

Project has resulted in the redevelopment of a two-story, 24,000 s/f building to suit the needs of a high technology company with investment of 1.3 million, developer is leasing unneeded space to other complimentary high tech business, public benefit comprises the conversion of vacant and deteriorated building into productive tax-producing site, First Floor for lease.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	20	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	30	**Actual to Date:**	22

St. Louis

3949 Lindell Blvd (352-70)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$842.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,472,114.00	Amount on Hand:	$842.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,000,000.00

Anticipated TOTAL Project Costs: $26,478,856.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

3949 Lindell Blvd (352-70)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Hepfner, Smith, Airhart & Day, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willys Overland Building formerly known as the SJI Building for National Systems Inc.. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	45	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$21,486.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$754,206.00	Amount on Hand:	$21,486.00

Economic Activity Taxes:

Total received since inception:	$8,536.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,525,000.00

Anticipated TOTAL Project Costs: $12,027,490.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 410 N. Jefferson, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of 5-story, 85,000 s/f warehouse building into a 49 condominium units with related parking

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	5	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

4200 Laclede Ave. (352-19)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$578.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$637,113.00	Amount on Hand:	$578.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $925,400.00

Anticipated TOTAL Project Costs: $6,005,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

St. Louis

4200 Laclede Ave. (352-19)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): A.C. Murphy Properties & Development

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 6/1/2002

Plan Description:

Project consists of renovation of 4200 Laclede Building into 18 new condominium units. This has preserved a historical building in the City and increased the tax base and resulting tax revenues for the City, and will serve as a catalyst for residential development and private investment in the Central West End.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

5700 Arsenal (352-60)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$30,838.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,222,600.00	Amount on Hand:	$30,838.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,340,000.00

Anticipated TOTAL Project Costs: $15,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

5700 Arsenal (352-60)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The 5700 Property LLC

Senate District: 4

House District: 65

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

15 million redevelopment of the Area. The project involves the demolition of the former Truman Center facility and the construction of approximately 34 single-family homes and 22 town homes in the Area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis

706 Market (352-142)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,000,000.00

Anticipated TOTAL Project Costs: $46,447,466.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	21

St. Louis

706 Market (352-142)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Market, TIF, INC (Koman Group)

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 12/1/2013

Plan Description:

Renovate 128,000 s/f former headquarter General American Life Insurance building for new headquaters of Laclede Gas at the cost of 46.4 million.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	200	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	500	**Actual to Date:**	500

St. Louis

920 Olive/1000 Locust (352-24)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,232.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$874,333.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$542,689.00	Amount on Hand:	$1,232.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,667,732.00

Anticipated TOTAL Project Costs: $18,277,761.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

St. Louis

920 Olive/1000 Locust (352-24)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 9201000 LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Adapt two multi-level historic masonry structures for 44 apartments plus ground floor retail andparking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	49	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Adler Lofts-20121-2101 Washington Ave. (352-49)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2015

Payments in Lieu of Taxes:

Total received since inception: $244,890.00 Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $13,498.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,300,000.00

Anticipated TOTAL Project Costs: $8,085,845.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Adler Lofts-20121-2101 Washington Ave. (352-49)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Adler Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Project at 2021-2101 Washington Ave. renovated into 5-story, 52,461 s/f property with 32 loft condo units with commercial space and related parking

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	40	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Argyle Redevelopment Plan (352-07)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$5,449,903.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$8,478,009.00	Amount on Hand:	$4,695,245.00

Economic Activity Taxes:

Total received since inception:	$7,666,303.00	Amount on Hand:	$754,658.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $14,500,000.00

Anticipated TOTAL Project Costs: $14,500,000.00

Financing Method:

Pay As You Go
Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	6

St. Louis

Argyle Redevelopment Plan (352-07)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Treasurer, City of St. Louis Central West End SBD

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 12/1/1998

Plan Description:

TIF is being used to back up bonds issued by the City Treasurer to build the Argyle Garage toserve the surrounding commercial district, including the renovated Chase Park Plaza Apartments and Hotel. The availability of parking is expected also to help market other commercial buildings in the district, which have been unoccupied for a long time.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	25	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Automobile Row-31xx Olive, Locust, Washington

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$47,411.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$12,221,849.00	Amount on Hand:	$12,221,849.00

Economic Activity Taxes:

Total received since inception:	$11,403,647.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$14,365,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $14,365,000.00

Anticipated TOTAL Project Costs: $53,312,932.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	2

St. Louis

Automobile Row-31xx Olive, Locust, Washington

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Renaissance Development Associates, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Renovate nine properties into residential, office, commercial, and parking uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	30	**Actual to Date:**	45

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Automobile Row-31xx Olive, Locust, Washington

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,053,009.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$890,921.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,800,000.00

Anticipated TOTAL Project Costs: $12,667,755.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Automobile Row-31xx Olive, Locust, Washington

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Renaissance Development Associates, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Renovate nine properties into residential, office, commercial and parking uses.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	30	**Actual to Date:**	45

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Barton Street-2401 S. 12th St. (Tabernacle Lofts)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$324.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$304,142.00	Amount on Hand:	$324.00

Economic Activity Taxes:

Total received since inception:	$4,070.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $370,000.00

Anticipated TOTAL Project Costs: $2,824,162.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Barton Street-2401 S. 12th St. (Tabernacle Lofts)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Tabernacle Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of a three-story, 26,000 s/f church and school property into 14 loft condominium units.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	2	**Actual to Date:**	2

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Bee Hat Building (352-76)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$516.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$336,956.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$404,190.00	Amount on Hand:	$516.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,350,000.00

Anticipated TOTAL Project Costs: $11,085,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Bee Hat Building (352-76)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): BHAT Development, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

14. Description of Plan/Project Renovation of the Historic Bee Hat Building into a mixed use building featuring 1st floor commercial space and 36 1-1 bedroom market rate apartments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	22	**Actual to Date:**	22

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Bottle District (352-59)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$109,677.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$100,349.00	Amount on Hand:	$100,349.00

Economic Activity Taxes:

Total received since inception:	$9,328.00	Amount on Hand:	$9,328.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $51,500,000.00

Anticipated TOTAL Project Costs: $226,550,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Bottle District (352-59)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Northside Regeneration

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Renovation and new construction in eight blocks north of Edward Jones Dome and west of Lacledes Landing for entertainment, commercial and residential uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 1400 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis

Catlin Townhomes-N. Boyle and W. Pine Blvd.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$8,678.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$309,177.00	Amount on Hand:	$8,678.00

Economic Activity Taxes:

Total received since inception:	$2,863.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $422,000.00

Anticipated TOTAL Project Costs: $2,814,460.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Catlin Townhomes-N. Boyle and W. Pine Blvd.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Rothschild Winzerling, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Construct seven new attached townhouses on vacant land.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis

Catlin Townhomes-N. Boyle and W. Pine Blvd.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$8,860.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$265,949.00	Amount on Hand:	$265,949.00

Economic Activity Taxes:

Total received since inception:	$2,521.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$422,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $422,000.00

Anticipated TOTAL Project Costs: $2,814,460.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Catlin Townhomes-N. Boyle and W. Pine Blvd.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Rothschild Winzerling, L.L.C.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Construct seven new attached townhouses on vacant land.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis

Center for Emerging Technologies/Doris Wing Expan.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$11,728.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$836,351.00	Amount on Hand:	$836,351.00

Economic Activity Taxes:

Total received since inception:	$832,052.00	Amount on Hand:	$16.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,493,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,493,000.00

Anticipated TOTAL Project Costs: $6,808,230.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	7

St. Louis

Center for Emerging Technologies/Doris Wing Expan.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Dorris Building, L.P.

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 12/1/1999

Plan Description:

TIF 50,000 s/f Dorris property was acquired on September 1, 2000 after a 8 million renovation, the Doris Building now provides expansion space for the center's tenants and other start-up advanced technology companies. The public benefit is the 8 million renovation of an historic building which is expected to create 140 new permanent jobs.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	140	**Actual to Date:**	150

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Center for Emerging Technologies/Doris Wing Expan.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$136,922.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$914,314.00	Amount on Hand:	$77,963.00

Economic Activity Taxes:

Total received since inception:	$958,718.00	Amount on Hand:	$58,959.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,493,000.00

Anticipated TOTAL Project Costs: $6,808,230.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	6

St. Louis

Center for Emerging Technologies/Doris Wing Expan.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Dorris Building, L.P.

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 12/1/1999

Plan Description:

TIF 50,000 s.f. Dorris property was acquired on September 1, 2000 after a 8 million renovation, the Doris Building now provides expansion space for the centers tenants and other start-up advanced technology companies. The public benefit is the 8 million renovation of an historic building which is expected to create 140 new permanent jobs.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	140	**Actual to Date:**	150

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Chouteau/Compton Industrial Center (352-6)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$972.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$648,557.00	Amount on Hand:	$972.00

Economic Activity Taxes:

Total received since inception:	$1,601,410.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,600,000.00

Anticipated TOTAL Project Costs: $14,502,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	6

St. Louis

Chouteau/Compton Industrial Center (352-6)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Chouteau Compton, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/1/1999

Plan Description:

A largely unoccupied industrial site has been cleaned up to provide for first class office/industrial/distribution/warehouse uses to serve the region from this central location. Phase 1, a 40,000 sq. ft. office building, is completed. Phase II, a 300,000 sq. ft. warehouse/distribution/office center is completed.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	1000	**Actual to Date:**	600

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Convention Headquarters Hotel (352-03)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$4,721,500.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$30,763,811.00	Amount on Hand:	$4,219,816.00

Economic Activity Taxes:

Total received since inception:	$14,401,982.00	Amount on Hand:	$501,674.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $41,240,000.00

Anticipated TOTAL Project Costs: $193,471,000.00

Financing Method:

Other

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

St. Louis

Convention Headquarters Hotel (352-03)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Haberhill LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/1/1999

Plan Description:

Rehabilitate 2 historic hotel buildings, add a new hotel tower, ballrooms, retail and parking garage. To be competitive with other cities, St. Louis has not only needed a state of the art Convention Center, but also a 1000 room hotel adjacent to the Convention Center. Renaissance Suites 180 units in the former Lennox Hotel and the remainder of hotel, including renovated Statler Hotel, new hotel tower, ballroom building & 800 space parking

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1000	**Actual to Date:**	600

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Dogtown Walk II-6815-29 Waldemer Ave. (352-62)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$180,181.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $415,000.00

Anticipated TOTAL Project Costs: $2,700,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Dogtown Walk II-6815-29 Waldemer Ave. (352-62)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Unavailable

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

The project consists of approximately 2.7 million in development and preparation of three lots for the construction of approximately 10 residential townhouse units, each approximately 1,900 s/f in size

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Dr. Martin Luther King Plaza (352-18)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$54,193.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,118,590.00	Amount on Hand:	$1,435.00

Economic Activity Taxes:

Total received since inception:	$1,408,841.00	Amount on Hand:	$52,758.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,250,000.00

Anticipated TOTAL Project Costs: $6,913,000.00

Financing Method:

Industrial Revenue Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

St. Louis

Dr. Martin Luther King Plaza (352-18)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Page Partners, LLC

Senate District: 5

House District: 60

Original Date Plan/Project Approved: 3/1/2002

Plan Description:

Project consists of approximately 40,000-43,000 s/f of new retail space constructed at the intersection of Grand Blvd., Martin Luther King Dr., and Page Blvd. Project is anchored by 13,000 s/f Save-A-Lot grocery store. Project also includes several in-line retailers and one out-lot. The Strip Center is 100 leased.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	100	**Actual to Date:**	100

Number of Retained Jobs:

Projected:	5	**Actual to Date:**	5

St. Louis

East Bank Lofts-1511 Washington Ave. (352-64)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2015

Payments in Lieu of Taxes:

Total received since inception: $255,301.00 Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $17,096.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,300,000.00

Anticipated TOTAL Project Costs: $8,085,845.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

East Bank Lofts-1511 Washington Ave. (352-64)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): CHD Design Development, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

The project consists of commercial spaces on the first two floors and residential rental units on floors 3-8. Fifteen parking spaces are located underneath the building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	25	**Actual to Date:**	25

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Edison Brothers Warehouse (352-8)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$6,733.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$6,728,446.00	Amount on Hand:	$6,733.00

Economic Activity Taxes:

Total received since inception:	$1,918,054.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,300,000.00

Anticipated TOTAL Project Costs: $36,536,858.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	7

St. Louis

Edison Brothers Warehouse (352-8)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Breckenridge Edison Development LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/1/1999

Plan Description:

Conversion of unoccupied warehouse into a 300 room Sheraton Hotel with four levels of parking and recreation/meeting facilities. Though not part of the TIF, a portion of the 900,000 s/f building has been used for 76 condos.This project will provide great economic gain for the City and its downtown saving and reusing a prominent building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	300	**Actual to Date:**	300

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Ely Walker Lofts-1520 Washington Ave.(352-73)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$880.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,180,298.00	Amount on Hand:	$880.00

Economic Activity Taxes:

Total received since inception:	$2,203.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,000,000.00

Anticipated TOTAL Project Costs: $44,209,442.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Ely Walker Lofts-1520 Washington Ave.(352-73)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Orchard Development Group

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project consists of the conversion of a seven-story building into 168 residential units, commercial space and parking. .

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	117	**Actual to Date:**	35

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Fashion Square Lofts-1301 Washington Ave. (352-37)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$114,479.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,598,848.00	Amount on Hand:	$107,226.00

Economic Activity Taxes:

Total received since inception:	$1,097,402.00	Amount on Hand:	$7,253.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,700,000.00

Anticipated TOTAL Project Costs: $29,262,334.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

St. Louis

Fashion Square Lofts-1301 Washington Ave. (352-37)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Fashion Square, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Renovate existing eleven story structure for 122,400 s/f of residential use 96 apartments and approximately 48,600 s/f of commercial and retail uses

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	30	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Gaslight Square East-41xx Olive St. (352-51)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$37,245.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,254,070.00	Amount on Hand:	$37,245.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,500,000.00

Anticipated TOTAL Project Costs: $2,793,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Gaslight Square East-41xx Olive St. (352-51)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gaslight Square Place III, LLC

Senate District: 4

House District: 58

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Construct public improvements to support construction of 44 townhouses and a lot for a condominium development in addition to two buildings for later development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis

Georgian Square (352-36 RPA 2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$17,983.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$227,162.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$547,895.00	Amount on Hand:	$17,983.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,100,000.00

Anticipated TOTAL Project Costs: $24,439,839.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

St. Louis

Georgian Square (352-36 RPA 2)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Chris Goodson

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Rehabilitation of the outbuildings, i.e., power plant, laundry building of the former City Hospital

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	150	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Georgian Square (352-36 RPA 3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$58,959.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$270,555.00	Amount on Hand:	$57,789.00

Economic Activity Taxes:

Total received since inception:	$419,411.00	Amount on Hand:	$1,170.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $12,200,000.00

Anticipated TOTAL Project Costs: $32,932,002.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

St. Louis

Georgian Square (352-36 RPA 3)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gilded AgeKomen Properties

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Construction of new retail.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	30	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Grace Lofts-1324 Washington Ave. (352-28)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$39,378.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$503,752.00	Amount on Hand:	$39,259.00

Economic Activity Taxes:

Total received since inception:	$392,777.00	Amount on Hand:	$119.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,800,000.00

Anticipated TOTAL Project Costs: $9,793,045.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

St. Louis

Grace Lofts-1324 Washington Ave. (352-28)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): McGowan Brothers Development Corp., LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/1/2003

Plan Description:

Adaptive reuse of eight story 60,000 s/f building for 24 loft apartments plus first and second floor commercial

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	76	**Actual to Date:**	60

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Grand Center (352-20)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$2,089,740.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$7,668,316.00	Amount on Hand:	$2,088,107.00

Economic Activity Taxes:

Total received since inception:	$8,764,816.00	Amount on Hand:	$1,633.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $104,679,000.00

Anticipated TOTAL Project Costs: $531,316,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

St. Louis

Grand Center (352-20)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Grand Center, Inc

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

A TIF District to engage some 20-30 interrelated arts, entertainment, commercial, and residential projects. The project support the Citys performing arts center connecting Downtown with the Central West End

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3900	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Gravois Plaza (352-13)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$23,239.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,022,101.00	Amount on Hand:	$404.00

Economic Activity Taxes:

Total received since inception:	$3,419,708.00	Amount on Hand:	$22,835.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,049,000.00

Anticipated TOTAL Project Costs: $18,200,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	9

St. Louis

Gravois Plaza (352-13)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Kimco Realty Group

Senate District: 5

House District: 67

Original Date Plan/Project Approved: 11/1/2001

Plan Description:

Demolition of existing Gravois Plaza. Reconstruct shopping mall anchored by 125,000 s/f Shop n Save supermarket with adjacent retail ships. New mall replaces aging shopping center suffering from excessive vacancies. New center will create jobs, increase real estate values, promote sales and other economic activity taxes, and help to stabilize the neighborhood.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	120	**Actual to Date:**	200

Number of Retained Jobs:

Projected:	102	**Actual to Date:**	102

St. Louis

Hampton Inn @ the Highlands (352-38)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$184.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,103,100.00	Amount on Hand:	$184.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,400,000.00

Anticipated TOTAL Project Costs: $14,036,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Hampton Inn @ the Highlands (352-38)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Hampton Hotel, LLC

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Construction of a 118 room hotel on vacant land.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	50	**Actual to Date:**	178

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Lafayette Square Historic District (352-14)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$54,014.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$3,002,935.00	Amount on Hand:	$54,014.00

Economic Activity Taxes:

Total received since inception:	$2,334,840.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $8,161,000.00

Anticipated TOTAL Project Costs: $18,200,000.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	9

St. Louis

Lafayette Square Historic District (352-14)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Near Southside Improvement Corp.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2001

Plan Description:

Implement Lafayette Square Neighborhood Plan by restoring vacant buildings and sitesimproving access, circulation and parking make basic improvements to the streets, sidewalks, and parks and improving neighborhood services and amenities.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	350	**Actual to Date:**	300

Number of Retained Jobs:

Projected:	75	**Actual to Date:**	75

St. Louis

Loop Hotel (352-80A)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$62,213.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$876,439.00	Amount on Hand:	$62,213.00

Economic Activity Taxes:

Total received since inception:	$487,354.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,100,000.00

Anticipated TOTAL Project Costs: $1,967,600.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St. Louis

Loop Hotel (352-80A)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loop Hotel, LLC

Senate District: 4

House District: 57

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

Construction of a 120 room hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	65	**Actual to Date:**	65

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Louderman Building (352-25)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,421.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,226,036.00	Amount on Hand:	$387.00

Economic Activity Taxes:

Total received since inception:	$644,168.00	Amount on Hand:	$1,034.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,400,000.00

Anticipated TOTAL Project Costs: $15,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

St. Louis

Louderman Building (352-25)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Louderman Building, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Adaptive reuse of multi-level office building for condo, 3 floors of office, ground floor retail plus parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	137	**Actual to Date:**	85

Number of Retained Jobs:

Projected:	5	**Actual to Date:**	5

St. Louis

Loughborough Commons-802-1062 Loughborough Ave.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$272,270.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,062,411.00	Amount on Hand:	$1,410.00

Economic Activity Taxes:

Total received since inception:	$9,583,922.00	Amount on Hand:	$270,860.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $11,000,000.00

Anticipated TOTAL Project Costs: $40,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Loughborough Commons-802-1062 Loughborough Ave.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The Desco Group, Inc. or Loughborough Commons, LLC

Senate District: 1

House District: 108

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

A new Schnucks proto-type super center consisting of approximately 63,000 s/f. A national hardware retailed consisting of approximately 116,000 s/f exclusive of nursery and yard. Additional general retail consisting of approximately 25,000 s/f to potentially 50,000 s/f. Four or five out lots consisting of approximately 26,000 s/f to include a combination of financial services, consumer products, and sit-down and fast food restaurants.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	300	**Actual to Date:**	300

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Loughborough Commons-802-1062 Loughborough Ave.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$312,210.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,756,405.00	Amount on Hand:	$1,756,405.00

Economic Activity Taxes:

Total received since inception:	$8,202,615.00	Amount on Hand:	$308,789.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$11,000,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $11,000,000.00

Anticipated TOTAL Project Costs: $40,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St. Louis

Loughborough Commons-802-1062 Loughborough Ave.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The Desco Group, Inc. or Loughborough Commons, LLC

Senate District: 1

House District: 108

Original Date Plan/Project Approved: 2/1/2005

Plan Description:

A new Schnucks prototype super center consisting of approximately 63,000 s/f. A national hardware retailed consisting of approximately 116,000 s/f exclusive of nursery and yard. Additional general retail consisting of approximately 25,000 s/f to potentially 50,000 s/f. Four or five out lots consisting of approximately 26,000 s/f to include a combination of financial services, consumer products, and sit-down and fast food restaurants.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	300	**Actual to Date:**	300

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Ludwig Lofts-1004-06 Olive St. (352-53)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$257,049.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$158,508.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $850,000.00

Anticipated TOTAL Project Costs: $7,130,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St. Louis

Ludwig Lofts-1004-06 Olive St. (352-53)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Ludwig Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/1/2006

Plan Description:

The plan calls for rehabbing two buildings in downtown St. Louis into first floor retail and condos in the upper floors.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	52	**Actual to Date:**	60

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Marquette Building-413-27 Olive St. (352-57)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$144,173.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,205,132.00	Amount on Hand:	$144,065.00

Economic Activity Taxes:

Total received since inception:	$100,334.00	Amount on Hand:	$108.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,000,000.00

Anticipated TOTAL Project Costs: $54,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Marquette Building-413-27 Olive St. (352-57)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Annette Lewis

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

In 2014, apartments being converted to condos.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 81 **Actual to Date:** 81

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis

Maryland Plaza North (352-7p1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$9,952.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$894,519.00	Amount on Hand:	$9,952.00

Economic Activity Taxes:

Total received since inception:	$3,572.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,000,000.00

Anticipated TOTAL Project Costs: $10,240,720.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Maryland Plaza North (352-7p1)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Rothschild Development, LTD

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of seven townhomes on 14 lots into approximately 20 condominiums.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Maryland Plaza South (352-7p2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$25,092.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,330,439.00	Amount on Hand:	$736.00

Economic Activity Taxes:

Total received since inception:	$1,275,579.00	Amount on Hand:	$24,356.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,850,000.00

Anticipated TOTAL Project Costs: $20,571,935.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Maryland Plaza South (352-7p2)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Koplar Properties, Inc

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Redevelopment of former Saks Store and Medical Arts Building and Greenberg Gallery into commercial and retail/office use.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0 **Actual to Date:** 100

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis

Mississippi Place-1602-26 Mississippi Ave. (352-56

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$2,104.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$352,677.00	Amount on Hand:	$2,104.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $825,000.00

Anticipated TOTAL Project Costs: $4,592,938.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Mississippi Place-1602-26 Mississippi Ave. (352-56

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Construction of 16 new townhomes including off-street parking in project area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$34,221.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$678,183.00	Amount on Hand:	$34,221.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,300,000.00

Anticipated TOTAL Project Costs: $10,675,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loftworks, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willys Overland Building formerly known as the SJI Building for National Systems Inc.. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	10	**Actual to Date:**	10

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$33,730.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$600,624.00	Amount on Hand:	$600,624.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,300,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,300,000.00

Anticipated TOTAL Project Costs: $10,675,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St. Louis

Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loftworks, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willy's Overland Building formerly known as the SJI Building for National System's Inc.. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	15	**Actual to Date:**	10

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Old Post Office Building (352-15)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$1,213,079.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $66,552,200.00

Anticipated TOTAL Project Costs: $34,950,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

St. Louis

Old Post Office Building (352-15)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Old Post Office Developers, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2007

Plan Description:

Renovation of 5-level, 242,000 s/f historic Old Post Office, acquired from GSA and developed for office and retail, including the Missouri Court of Appeals and Webster University.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	300	**Actual to Date:**	330

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Packard Lofts-2221 Locust St. (352-74)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$79.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$455,033.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$109,292.00	Amount on Hand:	$79.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,300,000.00

Anticipated TOTAL Project Costs: $7,814,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Packard Lofts-2221 Locust St. (352-74)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Packard Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project consists of renovating and rehabilitating the existing four-story building and the development of 35 residential condominium units with first floor retail.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	20	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Packard Lofts-2221 Locust St. (352-74)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$128.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$410,839.00	Amount on Hand:	$410,839.00

Economic Activity Taxes:

Total received since inception:	$98,497.00	Amount on Hand:	$128.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,300,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,300,000.00

Anticipated TOTAL Project Costs: $7,814,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St. Louis

Packard Lofts-2221 Locust St. (352-74)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Packard Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project consists of renovating and rehabilitating the existing four-story building and the development of 35 residential condominium units with first floor retail.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	20	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Paul Brown/Arcade Building (352-26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$667.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$2,121,232.00	Amount on Hand:	$2,121,232.00

Economic Activity Taxes:

Total received since inception:	$6,760.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,264,200.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,264,200.00

Anticipated TOTAL Project Costs: $143,138,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

St. Louis

Paul Brown/Arcade Building (352-26)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Louderman Building, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Adaptive reuse of Paul Brown Building for 222 apartments, ground floor retail parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	160	**Actual to Date:**	105

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Paul Brown/Arcade Building (352-26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$402.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,414,482.00	Amount on Hand:	$402.00

Economic Activity Taxes:

Total received since inception:	$6,760.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,264,200.00

Anticipated TOTAL Project Costs: $143,138,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

St. Louis

Paul Brown/Arcade Building (352-26)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Paul Brown Developers LP

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Adaptive reuse of Paul Brown Building for 222 apartments, ground floor retail and parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	160	**Actual to Date:**	105

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Pet Building-400 S. 4th St. (352-65)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,254,624.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$25,207.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,000,000.00

Anticipated TOTAL Project Costs: $43,495,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Pet Building-400 S. 4th St. (352-65)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Balke Brown Associates

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project is the conversion of the Pet Building, currently a vacant commercial building into 118 residential units and approximately 8,500 s/f of commercial usage. Total project cost is estimated at 40,495,000.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	25	**Actual to Date:**	5

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Pet Building-400 S. 4th St. (352-65)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$18.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,107,301.00	Amount on Hand:	$1,107,301.00

Economic Activity Taxes:

Total received since inception:	$21,788.00	Amount on Hand:	$18.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,000,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,000,000.00

Anticipated TOTAL Project Costs: $43,495,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St. Louis

Pet Building-400 S. 4th St. (352-65)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Balke Brown Associates

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project is the conversion of the Pet Building, currently vacant commercial building into 118 residential units and approximately 8,500 s/f of commercial usage. Total project cost is estimated at 40,495,000.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	25	**Actual to Date:**	5

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Printer's Lofts-1601-27 Locust St. (352-32)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$3,136.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,463,693.00	Amount on Hand:	$1,463,693.00

Economic Activity Taxes:

Total received since inception:	$75,782.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,880,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,880,000.00

Anticipated TOTAL Project Costs: $26,502,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Printer's Lofts-1601-27 Locust St. (352-32)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Printers Lofts, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

RPA 1 - Renovate 2 existing structures for 17,500 s/f ground floor commercial, 121,725 s/f of residential 74 loft condominiums plus parking. RPA2 - Construct mixed use building on remainder of site.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	5	**Actual to Date:**	5

Number of Retained Jobs:

Projected:	30	**Actual to Date:**	0

St. Louis

Printer's Lofts-1601-27 Locust St. (352-32)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$318.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,639,653.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$87,354.00	Amount on Hand:	$318.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,880,000.00

Anticipated TOTAL Project Costs: $26,502,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

St. Louis

Printer's Lofts-1601-27 Locust St. (352-32)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Printers Lofts LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

RPA1 Renovate 2 existing structures for 17,500 s/f ground floor commercial, 121,725 s/f of residential 74 loft condominiums plus parking. RPA2 Construct mixed use building on remainder of site.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	5	**Actual to Date:**	5

Number of Retained Jobs:

Projected:	30	**Actual to Date:**	0

St. Louis

Railway Lofts-1619 Washington Ave. (352-39)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$31,700.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$916,716.00	Amount on Hand:	$31,698.00

Economic Activity Taxes:

Total received since inception:	$28,824.00	Amount on Hand:	$2.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,583,379.00

Anticipated TOTAL Project Costs: $13,216,575.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Railway Lofts-1619 Washington Ave. (352-39)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1619 Washington, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Renovation of existing 96,000 s/f 9-story building for ground floor commercial and 41 residential condominiums.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	5	**Actual to Date:**	5

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Railway Lofts-1619 Washington Ave. (352-39)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$29,930.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$832,130.00	Amount on Hand:	$832,130.00

Economic Activity Taxes:

Total received since inception:	$23,312.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,583,379.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,583,379.00

Anticipated TOTAL Project Costs: $13,216,575.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Railway Lofts-1619 Washington Ave. (352-39)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1619 Washington, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Renovation of existing 96,000 s/f 9-story building for ground floor commercials and 41 residential condominiums.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	5	**Actual to Date:**	5

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Security Building (352-40)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,011,993.00	Amount on Hand:	$1,011,993.00

Economic Activity Taxes:

Total received since inception:	$192,887.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,000,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,000,000.00

Anticipated TOTAL Project Costs: $13,201,397.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Security Building (352-40)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Security Building Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Renovate existing 128,000 s/f 11-story building built in 1891 for office and retail uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	200	**Actual to Date:**	81

Number of Retained Jobs:

Projected:	200	**Actual to Date:**	150

St. Louis

Security Building (352-40)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$154.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,112,099.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$233,644.00	Amount on Hand:	$154.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,000,000.00

Anticipated TOTAL Project Costs: $13,201,397.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Security Building (352-40)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Security Building Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Renovate existing 128,000 s/f 11-story building built in 1891 for office and retail uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	200	**Actual to Date:**	81

Number of Retained Jobs:

Projected:	200	**Actual to Date:**	150

St. Louis

Shenandoah Place-2303-11 Minnesota Ave. (352-42)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$111,519.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$1,700.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $231,540.00

Anticipated TOTAL Project Costs: $1,549,416.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Shenandoah Place-2303-11 Minnesota Ave. (352-42)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Minnesota Development Partners, LLC

Senate District: 5

House District: 59

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Renovate three four-family two-story buildings into six for-sale condominiums

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis

Shenandoah Place-2303-11 Minnesota Ave. (352-42)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$104,343.00	Amount on Hand:	$104,343.00

Economic Activity Taxes:

Total received since inception:	$1,521.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$231,540.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $231,540.00

Anticipated TOTAL Project Costs: $1,549,416.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Shenandoah Place-2303-11 Minnesota Ave. (352-42)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Minnesota Development Partners, LLC

Senate District: 5

House District: 59

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Renovate three four-family two-story buildings into six for sale condominiums

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis

Soulard Market Apartments-1535 S. 8th St. (352-34)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$89.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,450,892.00	Amount on Hand:	$1,450,892.00

Economic Activity Taxes:

Total received since inception:	$158,336.00	Amount on Hand:	$89.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$4,400,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,400,000.00

Anticipated TOTAL Project Costs: $29,226,315.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Soulard Market Apartments-1535 S. 8th St. (352-34)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Carriage Apartments, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Renovation of the 5-story Welsch Baby Carriage building for 127,032 s/f of residential 132 apartments and 23,618 s/f of commercial space plus residential parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	5	**Actual to Date:**	15

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Soulard Market Apartments-1535 S. 8th St. (352-34)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$112.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,660,283.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$173,063.00	Amount on Hand:	$112.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,400,000.00

Anticipated TOTAL Project Costs: $29,226,315.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

St. Louis

Soulard Market Apartments-1535 S. 8th St. (352-34)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Carriage Apartments, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Renovation of the 5-story Welsch Baby Carriage building for 127,032 s/f of residential 132 apartments and 23,618 s/f of commercial space plus residential parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	5	**Actual to Date:**	15

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Southside National Bank (352-75)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$212.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$351,952.00	Amount on Hand:	$263.00

Economic Activity Taxes:

Total received since inception:	$27,653.00	Amount on Hand:	$51.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,400,000.00

Anticipated TOTAL Project Costs: $6,688,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Southside National Bank (352-75)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Southside National, LLC

Senate District: 4

House District: 67

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project consists of the conversion of the National Bank Building into commercial space and residential units.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	55	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Southside National Bank (352-75)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$291,223.00	Amount on Hand:	$291,223.00

Economic Activity Taxes:

Total received since inception:	$20,306.00	Amount on Hand:	$75.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,400,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,400,000.00

Anticipated TOTAL Project Costs: $6,688,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St. Louis

Southside National Bank (352-75)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Southside National, LLC

Senate District: 4

House District: 67

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project consists of the conversion of the National Bank Building into commercial space and residential units.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	60	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Southtown (352-31)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$199,702.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,361,863.00	Amount on Hand:	$1,361,863.00

Economic Activity Taxes:

Total received since inception:	$2,579,033.00	Amount on Hand:	$194,990.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$7,500,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,500,000.00

Anticipated TOTAL Project Costs: $30,000,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Southtown (352-31)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Developers Diversified Realty (DDR)

Senate District: 4

House District: 66

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Construct approximately 97,000 square feet of one story retail space including two retail strips and three out parcel developments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	200	**Actual to Date:**	200

Number of Retained Jobs:

Projected:	30	**Actual to Date:**	0

St. Louis

Southtown (352-31)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$210,706.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,491,864.00	Amount on Hand:	$11,377.00

Economic Activity Taxes:

Total received since inception:	$3,011,466.00	Amount on Hand:	$199,329.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,500,000.00

Anticipated TOTAL Project Costs: $30,000,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

St. Louis

Southtown (352-31)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Developers Diversified Realty (DDR)

Senate District: 4

House District: 66

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Construct approximately 97,000 square feet of one story retail space including two retail strips and three out parcel developments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	200	**Actual to Date:**	200

Number of Retained Jobs:

Projected:	30	**Actual to Date:**	0

St. Louis

Syndicate Trust Building-915 Olive St. (352-77)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$6,257.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$3,545,125.00	Amount on Hand:	$6.00

Economic Activity Taxes:

Total received since inception:	$61,017.00	Amount on Hand:	$6,251.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $8,200,000.00

Anticipated TOTAL Project Costs: $68,897,200.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St. Louis

Syndicate Trust Building-915 Olive St. (352-77)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Syndicate Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

The project entails renovating and rehabilitating the Syndicate Trust Building, providing 91 for- sale residential condominiums, 84 loft-style rental apartment units plus office and retail development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	75	**Actual to Date:**	15

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Syndicate Trust Building-915 Olive St. (352-77)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$5,737.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$3,015,296.00	Amount on Hand:	$3,015,296.00

Economic Activity Taxes:

Total received since inception:	$44,442.00	Amount on Hand:	$1,585.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$8,200,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $8,200,000.00

Anticipated TOTAL Project Costs: $68,897,200.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

St. Louis

Syndicate Trust Building-915 Olive St. (352-77)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Syndicate Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

The project entails renovating and rehabilitating the Syndicate Trust Building, providing 91 for-sale residential condominiums, 84 loft style rental apartment units plus office and retail development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	100	**Actual to Date:**	15

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Tech Electronics (352-17)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$269,843.00	Amount on Hand:	$269,843.00

Economic Activity Taxes:

Total received since inception:	$114,703.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$900,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $900,000.00

Anticipated TOTAL Project Costs: $4,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

St. Louis

Tech Electronics (352-17)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Tech Electronics

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 2/1/2002

Plan Description:

Project consists of constructing a 7,000 s/f, one story office building, capable of being expanded to three stories. Project will allow Tech Electronics continued growth of its facilities and operation. The company will expand its current operation of 160 employees and 25 million annual sales in St. Louis. New project will create approximately 45 permanent new full-time jobs with salaries ranging from 55,000 to 65,000 per year.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	45	**Actual to Date:**	45

Number of Retained Jobs:

Projected:	160	**Actual to Date:**	160

St. Louis

Tech Electronics (352-17)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$297,106.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$152,609.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $900,000.00

Anticipated TOTAL Project Costs: $4,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

St. Louis

Tech Electronics (352-17)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Tech Electronics, Inc

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 2/1/2002

Plan Description:

Project consists of constructing a 7,000 s/f, one story office building, capable of being expanded to three stories. Project will allow Tech Electronics continued growth of its facilities and operation. The company will expand its current operation of 160 employees and 25 million annual sales in St. Louis. New project will create approximately 45 permanent new full-time jobs with salaries ranging from 55,000 to 65,000 per year.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	45	**Actual to Date:**	45

Number of Retained Jobs:

Projected:	160	**Actual to Date:**	160

St. Louis

Terra Cotta Annex & Garage-1511-21 Locust St.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$13,105.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,752,139.00	Amount on Hand:	$12,904.00

Economic Activity Taxes:

Total received since inception:	$204,602.00	Amount on Hand:	$201.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,500,000.00

Anticipated TOTAL Project Costs: $24,398,026.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

St. Louis

Terra Cotta Annex & Garage-1511-21 Locust St.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1501 Locust Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 6/1/2003

Plan Description:

The developer has completed 100 Terra Cotta Loft Condos. This project rehabs the adjacent building for 75 additional condos. The construction of a parking garage to serve the 175 units has been completed. Provides parking for the Terra Cotta Lofts and also some public parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	76	**Actual to Date:**	60

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Terra Cotta Annex & Garage-1511-21 Locust St.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$4,062.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,484,720.00	Amount on Hand:	$1,484,720.00

Economic Activity Taxes:

Total received since inception:	$180,947.00	Amount on Hand:	$198.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,500,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,500,000.00

Anticipated TOTAL Project Costs: $24,398,026.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Terra Cotta Annex & Garage-1511-21 Locust St.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1501 Locust Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 6/1/2003

Plan Description:

The developer has completed 100 Terra Cotta Loft Condos. This project rehabs the adjacent building for 75 additional condos. The construction of a parking garage serve the 175 units has been completed. Provides parking for the Terra Cotta Lofts and also some public parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	76	**Actual to Date:**	60

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

The Cloisters-2500 S. 18th St. (352-35)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$268,658.00	Amount on Hand:	$268,658.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$550,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $550,000.00

Anticipated TOTAL Project Costs: $3,800,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

The Cloisters-2500 S. 18th St. (352-35)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Restoration St. Louis, Inc.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Renovation of a 27,000 s/f building complex originally used as a religious convent and more recently as a nursing home into 21 apartments plus on-site parking.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis

The Cloisters-2500 S. 18th St. (352-35)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$306,392.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $550,000.00

Anticipated TOTAL Project Costs: $3,800,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

St. Louis

The Cloisters-2500 S. 18th St. (352-35)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Restoration St Louis, Inc

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Renovation of a 27,000 s/f building complex originally used as a religious convent and more recently as a nursing home into 21 apartments plus on-site parking. .

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis

The Georgian @ City Hospital-1515 Lafayette Ave.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$81,201.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,969,777.00	Amount on Hand:	$81,201.00

Economic Activity Taxes:

Total received since inception:	$130,945.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,000,000.00

Anticipated TOTAL Project Costs: $24,068,124.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

St. Louis

The Georgian @ City Hospital-1515 Lafayette Ave.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): City Hostpital Development LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Renovate abandoned 5-story, 153,000 s/f hospital built in 1912 for development of 101 residential condominiums RPA1. Other buildings in the complex and vacant land around the main building are being developed for multi-use projects RPA2 AND RPA3.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

The Georgian @ City Hospital-1515 Lafayette Ave.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$101,184.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,756,164.00	Amount on Hand:	$1,756,164.00

Economic Activity Taxes:

Total received since inception:	$111,464.00	Amount on Hand:	$2,139.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$4,000,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,000,000.00

Anticipated TOTAL Project Costs: $24,068,124.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

The Georgian @ City Hospital-1515 Lafayette Ave.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): City Hospital Development, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Renovate abandoned 5-story, 153,000 s/f hospital built in 1912 for development of 101 residential condominiums RPA1. Other buildings in the complex and vacant land around the main building are being developed for multi-use projects RPA2 AND RPA3.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

The Loop Center North (352-80B)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,500,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,500,000.00

Anticipated TOTAL Project Costs: $7,213,665.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

St. Louis

The Loop Center North (352-80B)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loop Center North, LLC

Senate District: 4

House District: 57

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

Construction of a two-story building containing a total of 33,600 s/f of space for retail and office use.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	71	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

The Loop Center North (352-80B)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,500,000.00

Anticipated TOTAL Project Costs: $7,213,665.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St. Louis

The Loop Center North (352-80B)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loop Center North, LLC

Senate District: 4

House District: 57

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

Construction of a two-story building containing a total of 33, 600 s/f of space for retail and office use.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	71	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Union Station Phase 2 (352-145)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $18,500,000.00

Anticipated TOTAL Project Costs: $69,949,676.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Louis

Union Station Phase 2 (352-145)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): USH, LLC (an affiliate of LHM)

Senate District: 1

House District: 79

Original Date Plan/Project Approved: 2/1/2015

Plan Description:

Renovate Union Station to provide additional entertainment and restaurant facilities for St. Louis area residents and will provide new and exciting amusement attractions that currently do not exist in downtown St. Louis.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 350 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis

Ventana Lofts-1635 Washington Ave. (352-68)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,059,046.00	Amount on Hand:	$1,059,046.00

Economic Activity Taxes:

Total received since inception:	$29,762.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,330,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,330,000.00

Anticipated TOTAL Project Costs: $20,930,180.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St. Louis

Ventana Lofts-1635 Washington Ave. (352-68)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Jacob Development Group, LLC

Senate District: 5

House District: 53

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willy's Overland Building formerly known as the SJI Building for National System's Inc. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	10	**Actual to Date:**	5

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Ventana Lofts-1635 Washington Ave. (352-68)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,579.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,164,051.00	Amount on Hand:	$1,495.00

Economic Activity Taxes:

Total received since inception:	$35,262.00	Amount on Hand:	$84.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,330,000.00

Anticipated TOTAL Project Costs: $20,930,180.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Ventana Lofts-1635 Washington Ave. (352-68)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Jacob Development Group, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willys Overland Building formerly known as the SJI Building for National Systems Inc.. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	7	**Actual to Date:**	5

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Walter Knoll Florist Row (352-27)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,488.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$162,663.00	Amount on Hand:	$398.00

Economic Activity Taxes:

Total received since inception:	$632,564.00	Amount on Hand:	$1,090.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,000,000.00

Anticipated TOTAL Project Costs: $3,013,650.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	10

St. Louis

Walter Knoll Florist Row (352-27)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): W.C. & D. Enterprises (Walter Knoll Florist)

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Renovate and expand buildings to accommodate a relocated floral company for wholesale/retail businesses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	76	**Actual to Date:**	60

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Walter Knoll Florist Row (352-27)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$14,324.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$145,896.00	Amount on Hand:	$145,896.00

Economic Activity Taxes:

Total received since inception:	$555,038.00	Amount on Hand:	$984.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,000,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,000,000.00

Anticipated TOTAL Project Costs: $3,013,650.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

St. Louis

Walter Knoll Florist Row (352-27)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): W.C.& D. Enterprise (Walter Knoll Florist)

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Renovate and expand buildings to accommodate a relocated floral company for wholesale/retail businesses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	76	**Actual to Date:**	60

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Warehouse of Fixtures (352-50)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$2,379,541.00	Amount on Hand:	$2,379,541.00

Economic Activity Taxes:

Total received since inception:	$211,658.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$6,100,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,100,000.00

Anticipated TOTAL Project Costs: $53,495,200.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Warehouse of Fixtures (352-50)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): University Village Apartments, L.P.

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of seven buildings, totalling 340,000 s/f into 200 loft apartment units, commercial uses and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	170	**Actual to Date:**	120

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Warehouse of Fixtures (352-50)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,661,126.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$262,212.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,100,000.00

Anticipated TOTAL Project Costs: $53,495,200.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

St. Louis

Warehouse of Fixtures (352-50)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Mangelsdorf Real Estate LLC

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of seven buildings, totaling 340,000 s/f into 200 loft apartment units, commercial uses and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	170	**Actual to Date:**	120

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Washington East Condominiums-901 & 1001-15

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$274,039.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,949,237.00	Amount on Hand:	$274,044.00

Economic Activity Taxes:

Total received since inception:	$512,060.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,300,000.00

Anticipated TOTAL Project Costs: $60,280,847.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Washington East Condominiums-901 & 1001-15

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Unavailable

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Redevelopment of 901, 1001-15 Washington avenue and 1010 Lucas Street to renovate four loft buildings for retail, office and residential condos with parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	64	**Actual to Date:**	42

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	30

St. Louis

Washington East Condominiums-901 & 1001-15

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$142,720.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$2,522,416.00	Amount on Hand:	$2,522,416.00

Economic Activity Taxes:

Total received since inception:	$476,950.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$7,300,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,300,000.00

Anticipated TOTAL Project Costs: $60,280,847.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Washington East Condominiums-901 & 1001-15

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Unavailable

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Redevelopment of 901, 1001-15 Washington Ave. and 1010 Lucas St. to renovate four loft buildings for retail, office and residential condos with parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	64	**Actual to Date:**	42

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	30

St. Louis

West Town Lofts-2201 Washington Ave/2211 Lucas Ave

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$475,013.00	Amount on Hand:	$475,013.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,400,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,400,000.00

Anticipated TOTAL Project Costs: $18,562,643.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St. Louis

West Town Lofts-2201 Washington Ave/2211 Lucas Ave

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): KN & C, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project anticipates the development of approximately 80 residential condominium units, three penthouse loft condominium units and 24,000 s/f of commercial space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	60	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

West Town Lofts-2201 Washington Ave/2211 Lucas Ave

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$766.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$535,427.00	Amount on Hand:	$766.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,400,000.00

Anticipated TOTAL Project Costs: $18,562,643.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

West Town Lofts-2201 Washington Ave/2211 Lucas Ave

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): KN & C, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project anticipates the development of approximately 80 residential condominium units, three penthouse loft condominium units and 24,000 s/f of commercial space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	55	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Willy's Overland Building- 2300 Locust St. 352-66

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$8,130.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$8,125.00	Amount on Hand:	$8,125.00

Economic Activity Taxes:

Total received since inception:	$831,323.00	Amount on Hand:	$5.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,800,000.00

Anticipated TOTAL Project Costs: $12,300,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis

Willy's Overland Building- 2300 Locust St. 352-66

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The National System, Inc.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 6/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willys Overland Building formerly known as the SJI Building for National Systems Inc.. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	200	**Actual to Date:**	200

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Willy's Overland Building- 2300 Locust St. 352-66

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$8,132.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$8,125.00	Amount on Hand:	$8,125.00

Economic Activity Taxes:

Total received since inception:	$721,487.00	Amount on Hand:	$7.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,800,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,800,000.00

Anticipated TOTAL Project Costs: $12,300,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St. Louis

Willy's Overland Building- 2300 Locust St. 352-66

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The National System, Inc.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 6/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willy's Overland Building formerly known as the SJI Building for National System's Inc.. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	200	**Actual to Date:**	200

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Windows Lofts-1601 Washington Ave. (352-33)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$115,540.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,239,843.00	Amount on Hand:	$1,239,843.00

Economic Activity Taxes:

Total received since inception:	$313,300.00	Amount on Hand:	$9,549.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,000,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,000,000.00

Anticipated TOTAL Project Costs: $15,835,160.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	12

St. Louis

Windows Lofts-1601 Washington Ave. (352-33)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1601 Washington, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Renovate exisiting 120,000 s/f building for 75,250 s/f of commercial uses and 45,150 s/f of residential lofts 33 condominiums

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	82	**Actual to Date:**	82

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis

Windows Lofts-1601 Washington Ave. (352-33)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$46,235.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,338,460.00	Amount on Hand:	$45,743.00

Economic Activity Taxes:

Total received since inception:	$354,976.00	Amount on Hand:	$492.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,000,000.00

Anticipated TOTAL Project Costs: $15,835,160.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

St. Louis

Windows Lofts-1601 Washington Ave. (352-33)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1601 Washington LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Renovate existing 120,000 s/f building for 75,,250 s/f of commercial uses and 45,150 s/f of residential lofts 33 condominiums.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	82	**Actual to Date:**	82

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis County

Grasso Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$28,625.43	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$598,019.00	Amount on Hand:	$0.22

Economic Activity Taxes:

Total received since inception:	$511,429.00	Amount on Hand:	$28,625.21

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$880,000.00
Property Acquisition and Relocation Costs:	$300,000.00
Project Implementation Costs:	$1,595,000.00
Other:	$725,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,500,000.00

Anticipated TOTAL Project Costs: $18,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis County

Grasso Plaza

Contact Agency: St. Louis County

Contact Phone: (314) 615-7046

Developer(s): Grasso Plaza Development Company

Senate District: 15

House District: 65

Original Date Plan/Project Approved: 4/1/2004

Plan Description:

Demolition of certain existing structures, the payment of relocation expenses, the construction, improvement, renovation and reconstruction of buildings and infrastructure and other related site improvements for a commercial retail center and public improvements in order to achieve the objectives of the Redevelopment Plan.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	200	**Actual to Date:**	200

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis County

Grasso Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$19,156.07	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$573,082.00	Amount on Hand:	$573,082.00

Economic Activity Taxes:

Total received since inception:	$569,803.00	Amount on Hand:	$19,155.84

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$880,000.00
Property Acquisition and Relocation Costs:	$300,000.00
Project Implementation Costs:	$1,595,000.00
Other:	$725,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,500,000.00

Anticipated TOTAL Project Costs: $18,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	17

St. Louis County

Grasso Plaza

Contact Agency: St. Louis County

Contact Phone: (314) 615-2515

Developer(s): Grasso Plaza Development Company

Senate District: 15

House District: 65

Original Date Plan/Project Approved: 4/1/2004

Plan Description:

Demolition of certain existing structures, the payment of relocation expenses, the construction, improvement, renovation and reconstruction of buildings and infrastructure and other related site improvements for a commercial retail center and public improvements in order to achieve the objectives of the Redevelopment Plan.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	200	**Actual to Date:**	200

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis County

Lambert Airport Eastern Perimeter RPA 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$26,663.37	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$5,512,019.00	Amount on Hand:	$5,512,019.00

Economic Activity Taxes:

Total received since inception:	$518,469.00	Amount on Hand:	$25,435.90

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$23,035,473.00
Property Acquisition and Relocation Costs:	$25,567,160.00
Project Implementation Costs:	$3,242,367.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $51,845,000.00

Anticipated TOTAL Project Costs: $107,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Louis County

Lambert Airport Eastern Perimeter RPA 1

Contact Agency: St. Louis County

Contact Phone: (314) 615-2515

Developer(s): North Park Partners, LLC

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Completion of Public Infrastructure Improvements necessary for construction of an approximately 5.5 to 5.6 million square feet business and industrial park, as follows road improvements mass grading and excavation building and site demolition environmental remediation detention, landscaping and irrigation sanitary & sewer improvements extension and resurfacing utility improvements, upgrades and relocations traffic signalization sidewalks and pedestrian trails improvements to and creation of the Maline Creek Greenway.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	12000	**Actual to Date:**	644

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis County

Lambert Airport Eastern Perimeter RPA 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$284,411.17	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$7,066,398.00	Amount on Hand:	$244,243.90

Economic Activity Taxes:

Total received since inception:	$371,085.00	Amount on Hand:	$40,167.27

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$23,035,473.00
Property Acquisition and Relocation Costs:	$25,567,160.00
Project Implementation Costs:	$3,242,367.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $51,845,000.00

Anticipated TOTAL Project Costs: $107,000,000.00

Financing Method:

TIF Notes
Other Bond

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis County

Lambert Airport Eastern Perimeter RPA 1

Contact Agency: St. Louis County

Contact Phone: (314) 615-7046

Developer(s): NorthPark Partners, LLC

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Completion of public infrastructure improvements necessary for const. of a business & industrial park, as follows road improvements mass grading & excavation building & site demolition environmental remediation detention, landscaping & irrigation sanitary & sewer improvements extension & resurfacing utility improvements, upgrades & relocations traffic signalization sidewalk & pedestrian trails improvements to Maline Creek Greenway

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 11000 **Actual to Date:** 2600

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St. Louis County

Lambert Airport Eastern Perimeter RPA 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$1,836,530.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,836,530.00

Anticipated TOTAL Project Costs: $18,421,095.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	13

St. Louis County

Lambert Airport Eastern Perimeter RPA 2

Contact Agency: St. Louis County

Contact Phone: (314) 615-7046

Developer(s): None currently

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

A single family neighborhood incorporating renovation of existing occupied single-family residences, selected renovation of vacant single-family residences and the construction of new single family residences.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis County

Lambert Airport Eastern Perimeter RPA 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$1,836,530.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,836,530.00

Anticipated TOTAL Project Costs: $18,421,095.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	17

St. Louis County

Lambert Airport Eastern Perimeter RPA 2

Contact Agency: St. Louis County

Contact Phone: (314) 615-2515

Developer(s): None Currently

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 7/1/2004

Plan Description:

A single family neighborhood incorporating renovation of existing occupied single-family residences, selected renovation of vacant single-family residences and the construction of new single-family residences.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis County

Lambert Airport Eastern Perimeter RPA 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$2,000,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,000,000.00

Anticipated TOTAL Project Costs: $8,510,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	18

St. Louis County

Lambert Airport Eastern Perimeter RPA 3

Contact Agency: St. Louis County

Contact Phone: (314) 615-2515

Developer(s): No agreement with developer currently

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The plan calls for a mixed use development with commercial, retail and warehouse space.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis County

Lemay Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$17,479.09	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$343,651.00	Amount on Hand:	$343,651.00

Economic Activity Taxes:

Total received since inception:	$346,759.00	Amount on Hand:	$17,478.90

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$785,000.00
Property Acquisition and Relocation Costs:	$350,000.00
Project Implementation Costs:	$350,000.00
Other:	$215,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,700,000.00

Anticipated TOTAL Project Costs: $5,538,760.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	20
Current anticipated estimated number of years to retirement:	20

St. Louis County

Lemay Plaza

Contact Agency: St. Louis County

Contact Phone: (314) 615-2515

Developer(s): Kimco of Missouri, Inc.

Senate District: 1

House District: 96

Original Date Plan/Project Approved: 9/1/2004

Plan Description:

Demolition of certain existing structures, the payment of relocation expenses, the construction, improvement, renovation and reconstruction of buildings and infrastructure and other related site improvements for a commercial retail center and public improvements in order to achieve the objectives of the Redevelopment Plan.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis County

Lemay Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$44,761.53	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$367,094.00	Amount on Hand:	$900.29

Economic Activity Taxes:

Total received since inception:	$386,881.00	Amount on Hand:	$43,861.24

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$785,000.00
Property Acquisition and Relocation Costs:	$350,000.00
Project Implementation Costs:	$350,000.00
Other:	$215,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,700,000.00

Anticipated TOTAL Project Costs: $5,538,760.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	20
Current anticipated estimated number of years to retirement:	13

St. Louis County

Lemay Plaza

Contact Agency: St. Louis County

Contact Phone: (314) 615-7046

Developer(s): Kimco of Missouri, Inc.

Senate District: 1

House District: 96

Original Date Plan/Project Approved: 9/1/2014

Plan Description:

Demolition of certain existing structures, the payment of relocation expenses, the construction, improvement, renovation and reconstruction of buildings and infrastructure and other related site improvements for a commercial retail center and public improvements in order to achieve the objectives of the Redevelopment Plan.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis County

Mayfair Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$373,429.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$626,090.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,697,500.00
Property Acquisition and Relocation Costs:	$2,800,000.00
Project Implementation Costs:	$2,426,165.00
Other:	$847,068.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $9,770,733.00

Anticipated TOTAL Project Costs: $9,770,733.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	22
Current anticipated estimated number of years to retirement:	15

St. Louis County

Mayfair Plaza

Contact Agency: St. Louis County

Contact Phone: (314) 615-7046

Developer(s): Koman Properties, Inc. Mayfair Acquisitions, LLC

Senate District: 13

House District: 81

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Acquisition, renovation, and reconstruction of the Mayfair Plaza Shopping Center and parcels adjacent thereto, the demolition of certain structures, the construction of new retail and commercial space and outlots and related site and infrastructure improvements in order to achieve the objectives of the Redevelopment Plan.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St. Louis County

Mayfair Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$20,916.73	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$263,929.00	Amount on Hand:	$263,929.00

Economic Activity Taxes:

Total received since inception:	$452,441.00	Amount on Hand:	$20,875.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,697,500.00
Property Acquisition and Relocation Costs:	$2,800,000.00
Project Implementation Costs:	$2,426,165.00
Other:	$847,068.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $9,770,733.00

Anticipated TOTAL Project Costs: $9,770,733.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	22
Current anticipated estimated number of years to retirement:	22

St. Louis County

Mayfair Plaza

Contact Agency: St. Louis County

Contact Phone: (314) 615-2515

Developer(s): Koman Properties, Inc.Mayfair Acquisitions, LLC

Senate District: 13

House District: 81

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Acquisition, renovation, and reconstruction of the Mayfair Plaza Shopping Center and parcels adjacent thereto, the demolition of certain structures, the construction of new retail and commercialinfrastructure improvements in order to achieve the objectives of the space and outlots and related site and Redevelopment Plan.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$192,180.35	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$174,762.87	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$28,175,000.00
Property Acquisition and Relocation Costs:	$725,000.00
Project Implementation Costs:	$250,000.00
Other:	$1,450,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,125,000.00

Anticipated TOTAL Project Costs: $30,600,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Robert

Liberty Commons TIF Redevelopment Plan

Contact Agency: St. Robert

Contact Phone: 573-451-2000

Developer(s): The Sonic Boys and US, LLC

Senate District: 16

House District: 148

Original Date Plan/Project Approved: 12/1/2010

Plan Description:

Development of 16 acres of land within the city limits of St. Robert, Missouri to consist of Colton's Steakhouse, one other casual themed restaurant, one retail center, one 85 room extended stay hotel and 180 unit apartment complex which will result in the removal of blight and creation of jobs, investment, and future growth of the City.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	125	**Actual to Date:**	80

Number of Retained Jobs:

Projected:	125	**Actual to Date:**	80

St. Robert

Ramada Inn Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$119,327.39	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$440,243.48	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$2,500,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,500,000.00

Anticipated TOTAL Project Costs: $8,600,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

St. Robert

Ramada Inn Redevelopment Project

Contact Agency: St. Robert

Contact Phone: 573-451-2000

Developer(s): Ehrhardt Properties

Senate District: 16

House District: 148

Original Date Plan/Project Approved: 12/1/2009

Plan Description:

Redevelopment project consisting of commercial uses that would entail rehabilitation of certain existing site improvements and provide for the construction of new buildings.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	50	**Actual to Date:**	75

Number of Retained Jobs:

Projected:	50	**Actual to Date:**	75

St. Robert

TIF 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,377,345.25	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$635,000.44	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,649,988.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$325,000.00
Other:	$608,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,582,988.00

Anticipated TOTAL Project Costs: $2,582,988.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	19

St. Robert

TIF 2

Contact Agency: St. Robert

Contact Phone: 573-451-2000

Developer(s): Sundowner Hospitality LLC

Senate District: 16

House District: 148

Original Date Plan/Project Approved: 8/1/1997

Plan Description:

Development of vacant land highly visible from Interstate 44 to a mix of commercial and residential property.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 200 **Actual to Date:** 175

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St.Louis

1001 Locust (352-108)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$65,501.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$386,704.00	Amount on Hand:	$65,460.00

Economic Activity Taxes:

Total received since inception:	$175,211.00	Amount on Hand:	$41.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,950,000.00

Anticipated TOTAL Project Costs: $10,218,750.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

St.Louis

1001 Locust (352-108)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Kinloch LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of a six-story building with approximately 8,800 s/f of retail space and 45,000 s/f of office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	200	**Actual to Date:**	150

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

1111 Olive (352-127)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$405,933.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$164,166.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,350,000.00

Anticipated TOTAL Project Costs: $11,750,583.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	18

St.Louis

1111 Olive (352-127)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Infomedia, Inc.

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 3/1/2010

Plan Description:

The mixed-use development on .56 acres includes the renovation of a five-story structure originally used to house the Post-Dispatch printing presses, and more recently used by KSDK and the United Way. It is anticipated it will be used for approximately 7,900 sq. ft. of first floor retail, 77,000 sq. ft. of office and 10,000 sq. ft. of storage.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	80	**Actual to Date:**	80

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

1225 Washington (352-122)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$746.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$206,571.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$1,159,057.00	Amount on Hand:	$746.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,300,000.00

Anticipated TOTAL Project Costs: $21,672,113.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	17

St.Louis

1225 Washington (352-122)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): McGowan Brothers Development

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

This project will involve the rehabilitation of approx 45 residential apartments Unit size is anticipated to average approx. 1,050 square feet in size, renting for an average price of .90 per square foot 940 per month. Additionally, seeks to rehabilitate 11,800 square feet for mixed commercial activity an restaurant/bar or chain retailer is expected to occupy this space for an average rent of 26 per square foot, or 25,500.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	115	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

1449-1601 S. Jefferson (352-132)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$41,535.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$63,659.00	Amount on Hand:	$9,503.00

Economic Activity Taxes:

Total received since inception:	$106,401.00	Amount on Hand:	$32,032.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,170,000.00

Anticipated TOTAL Project Costs: $8,685,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	19

St.Louis

1449-1601 S. Jefferson (352-132)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Green Street Development Group, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2011

Plan Description:

Renovate 47,000 s/f commercial building for new tenants and construct a new 5,000-8,000 s/f commercial building on out lot.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	76	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

1900 Washington (352-107)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $500,000.00

Anticipated TOTAL Project Costs: $10,271,105.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	2

St.Louis

1900 Washington (352-107)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): 1900 Retail Partners LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 6/1/2008

Plan Description:

The project is to rehabilitate the existing commercial building into approximately 26 residential units and approximately 8,000 s/f of commercial space.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	28	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

1910 Locust (352-102)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$41,873.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$189,347.00	Amount on Hand:	$33,636.00

Economic Activity Taxes:

Total received since inception:	$212,007.00	Amount on Hand:	$8,237.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,400,000.00

Anticipated TOTAL Project Costs: $8,756,326.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

St.Louis

1910 Locust (352-102)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): 11891 Locust, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The project sonsist of the renovation and rehabilitation of the building located on 1910 Locust for the relocation of Paradowski Creative. Paradowski Creative will occupy about 24,532 s/f and the rest of the 4,623 s/f will be used for retail and restaurant space, which will most likely be used for a coffee house and will be rented at 14 per s/f.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	35	**Actual to Date:**	35

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

2200 Gravois (352-85)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$276,057.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$41,536.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,000,000.00

Anticipated TOTAL Project Costs: $8,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St.Louis

2200 Gravois (352-85)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): 2200 Gravois, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Rehabilitation of a historic structure into mixed-use commercial and residential uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	45	**Actual to Date:**	47

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	45

St.Louis

2727 Washington (352-133)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$9,552.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$56,902.00	Amount on Hand:	$3,822.00

Economic Activity Taxes:

Total received since inception:	$18,148.00	Amount on Hand:	$5,730.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $450,000.00

Anticipated TOTAL Project Costs: $1,699,700.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	19

St.Louis

2727 Washington (352-133)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Birch LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 1/1/2012

Plan Description:

Rehabilitate unoccupied two story 13,000 s/f building for use as a V.A. Medical Clinic

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	32	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

3693 Forest Park (352-115)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$37,957.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$188,263.00	Amount on Hand:	$37,878.00

Economic Activity Taxes:

Total received since inception:	$63,010.00	Amount on Hand:	$79.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,500,000.00

Anticipated TOTAL Project Costs: $12,477,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

St.Louis

3693 Forest Park (352-115)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): McGowan Brothers Management Corporation, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 12/1/2008

Plan Description:

Project consists of the rehabilitation of building into a mix of residential apartments 2nd 3rd floors and commercial space with parking on the ground floor. The residential component consists of 48 residential apartments, where each apt is approx. 1,125 s/f at 1,350 per month. Retail space will consist of approx. 6,000 s/f,renting at 12 per s/f, or 6,000 per month of total potential revenue. Site also provides 48 parking spaces.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	20	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

374 South Grand (352-113)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$24,591.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,844,691.00	Amount on Hand:	$24,504.00

Economic Activity Taxes:

Total received since inception:	$23,882.00	Amount on Hand:	$87.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,550,000.00

Anticipated TOTAL Project Costs: $67,094,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

St.Louis

374 South Grand (352-113)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Union Square Enterprises, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 12/1/2008

Plan Description:

The redevelopment project proposes the rehabilitation of the building into a mix of residential units and commercial space. This will include 129 student housing units with a total of 298 beds 1,2,3 bedroom types, and 7,200 s/f of commercial space for dining and coffee shops. The building will house 380 parking spaces beneath the project, which will include 100 for public use.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	22	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

4100 Forest Park (352-86)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$15,155.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,939,046.00	Amount on Hand:	$15,155.00

Economic Activity Taxes:

Total received since inception:	$54,173.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,036,000.00

Anticipated TOTAL Project Costs: $40,939,971.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St.Louis

4100 Forest Park (352-86)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Acme Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

Rehabilitate 1921 warehouse into mixed-use commercial, office, and residential

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	125	**Actual to Date:**	86

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

4249 Michigan (352-129)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Other

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

St.Louis

4249 Michigan (352-129)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Barton Places, LLC

Senate District: 5

House District: 59

Original Date Plan/Project Approved: 11/1/2010

Plan Description:

The proposed development on approximately 0.68 acres includes the renovation of the Chariton Senior apartments, an 11-story building with 122 units built in 1972.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St.Louis

4900 Manchester (352-112)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$19,344.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$220,749.00	Amount on Hand:	$19,152.00

Economic Activity Taxes:

Total received since inception:	$157,668.00	Amount on Hand:	$192.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,320,000.00

Anticipated TOTAL Project Costs: $6,392,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

St.Louis

4900 Manchester (352-112)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): BDG Reality, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 11/1/2008

Plan Description:

Construction of a 6.39 million, 50,000 s/f commercial property, includes St. Louis Science Center in addition to maintaining a headquarters for Boxes, Inc. Public benefit is to eliminate blight through the construction of a new building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	62	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	140	**Actual to Date:**	140

St.Louis

500 Kingshighway (352-124)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$47,411.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$12,221,849.00	Amount on Hand:	$47,411.00

Economic Activity Taxes:

Total received since inception:	$11,403,647.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $14,365,000.00

Anticipated TOTAL Project Costs: $53,312,932.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	2

St.Louis

500 Kingshighway (352-124)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Rothschild Development

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 4/1/2010

Plan Description:

This project is anticipated to renovate the property into several floors of commercial, even, and restaurant space, totaling 39,750 square feet, at 7.55 per square foot.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	40	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

600 Washington Ave.-St.Louis Centre (352-88)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$419,848.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$3,273,042.00	Amount on Hand:	$264,225.00

Economic Activity Taxes:

Total received since inception:	$16,322.00	Amount on Hand:	$155,623.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $30,600,000.00

Anticipated TOTAL Project Costs: $109,906,221.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St.Louis

600 Washington Ave.-St.Louis Centre (352-88)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Spinnaker Corporation Environmental Operations

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

The plan calls for converting the old St. Louis Centre Mall into a parking structure with retail on the first floor. The existing bridges that radiate out from the mall and tower will be removed. The plan also calls for the renovation of the One City Centre office tower and renaming it to 600 Washington.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

721 Olive Chemical Building (352-114)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$46,589.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$46,589.00	Amount on Hand:	$46,589.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,227,000.00

Anticipated TOTAL Project Costs: $32,855,633.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

St.Louis

721 Olive Chemical Building (352-114)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Lancaster Ventures Ltd

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 11/1/2008

Plan Description:

Project proposes historic rehabilitation to achieve a mix of residential condominium units on the fifth thru seventeenth floors, 22,500 s/f of office space 2nd - 4th floors and ground floor retail space consisting of restaurant and similar users at 7,500 s/f.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	110	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Ballpark Lofts (352-84)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$139,048.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,398,985.00	Amount on Hand:	$70,972.00

Economic Activity Taxes:

Total received since inception:	$877,646.00	Amount on Hand:	$68,076.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $11,000,000.00

Anticipated TOTAL Project Costs: $86,632,600.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St.Louis

Ballpark Lofts (352-84)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Ballpark Lofts I, LLCBpL, LLC BpL III, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Rehabilitate 3 historic buildings.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	375	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Carondelet Coke (352-140)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$67.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$67.00	Amount on Hand:	$67.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,650,000.00
Property Acquisition and Relocation Costs:	$500,000.00
Project Implementation Costs:	$0.00
Other:	$1,790,000.00
Other:	$1,000,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,000,000.00

Anticipated TOTAL Project Costs: $68,675,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	20

St.Louis

Carondelet Coke (352-140)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Green Street Development Group, LLC

Senate District: 5

House District: 93

Original Date Plan/Project Approved: 2/1/2013

Plan Description:

After brownfield clean-up of industrial site a new access road will be constructed east of S Broadway and some 650,000 s/f of new LEED-certified industrial/commercial buildings will be constructed by both rail and river.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	900	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Carondelet South-District #1 (352-110a)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$48,469.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$411,255.00	Amount on Hand:	$48,316.00

Economic Activity Taxes:

Total received since inception:	$57,764.00	Amount on Hand:	$153.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,466,924.00

Anticipated TOTAL Project Costs: $25,522,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

St.Louis

Carondelet South-District #1 (352-110a)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Steins Broadway, Inc

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of a former Coca-Cola syrup manufacturing plant at 8125 Michigan Ave. into approximately 78 market-rate apartments and 22,200 s/f of commercial space, and construction on vacant land of approximately 16 residential units.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	110	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Carondelet South-District #2 (352-110b)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$2,660.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$26,075.00	Amount on Hand:	$2,660.00

Economic Activity Taxes:

Total received since inception:	$30,545.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $498,649.00

Anticipated TOTAL Project Costs: $6,622,777.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

St.Louis

Carondelet South-District #2 (352-110b)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of approximately 9 market-rate apartments approximately 18,000 sf of commercial space and the construction of approximately 124 market rate apartments.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	10	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	10

St.Louis

Carondelet South-District #3 (352-110c)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$34,685.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$3,806.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $312,144.00

Anticipated TOTAL Project Costs: $2,009,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	5

St.Louis

Carondelet South-District #3 (352-110c)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of the property into approximately 8 market-rate apartments and approximately 8,520 s/f of commercial space. .

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	24	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Carondelet South-District #4 (352-110d)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$34,685.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$3,806.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $312,144.00

Anticipated TOTAL Project Costs: $2,009,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

St.Louis

Carondelet South-District #4 (352-110d)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Steins Broadway, Inc

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of the property into approximately 8 market-rate apartments and approximately 8,520 s/f of commercial space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	24	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Chouteau Crossing (352-118)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$19,552.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$134,919.00	Amount on Hand:	$19,552.00

Economic Activity Taxes:

Total received since inception:	$8,785.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $600,000.00

Anticipated TOTAL Project Costs: $5,156,023.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	17

St.Louis

Chouteau Crossing (352-118)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Green Street Properties, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

3151-47 Locust will be redeveloped into a mixed-use building that will contain office, restaurant/retail, a live/work space, and nine residential apartments. 3144 Locust will be redeveloped into parking to supplement the project. The project will result in approx. 12,825 s/f of commercial space and approx. 11,040 s/f of residential space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	35	**Actual to Date:**	25

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Delmar East Loop (352-80D)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$101,245.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$349,687.00	Amount on Hand:	$81,491.00

Economic Activity Taxes:

Total received since inception:	$2,140,491.00	Amount on Hand:	$19,754.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,000,000.00

Anticipated TOTAL Project Costs: $16,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St.Louis

Delmar East Loop (352-80D)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Loop TIF, Inc

Senate District: 4

House District: 57

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

The project includes property acquisition and public improvements like public parking, streetscape improvements and lighting, transportation infrastructure development and roadway improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Delmar East Loop (352-80D)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,503,681.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$276,240.00	Amount on Hand:	$276,240.00

Economic Activity Taxes:

Total received since inception:	$1,834,979.00	Amount on Hand:	$1,227,441.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$6,000,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $6,000,000.00

Anticipated TOTAL Project Costs: $16,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

St.Louis

Delmar East Loop (352-80D)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Loop TIF, Inc.

Senate District: 4

House District: 57

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

The project includes property acquisition and public improvements like public parking, streetscape improvements and lighting, transportation infrastructure development and roadway improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St.Louis

Euclid/Buckingham Garage (352-81)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,236,251.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$306,609.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,409,000.00

Anticipated TOTAL Project Costs: $23,574,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St.Louis

Euclid/Buckingham Garage (352-81)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Treasurer, City of St Louis

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/1/2006

Plan Description:

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space, but they will not be TIF assisted.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	2	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Ford Building (352-121)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$171,796.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$11,544.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $900,000.00

Anticipated TOTAL Project Costs: $11,511,494.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	17

St.Louis

Ford Building (352-121)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Blue Shutters Development

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

This project has created approx. 6,000 square feet of first floor retail space. Floors 2-14 have been rehabilitated into three two-bedroom units on each floor. Monthly rents for residential units average approx. 1,050 per month. Commercial space is designed to capture 18 per square foot.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	18	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

GEW Lofts-2601-43 Washington Ave. (352-92)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2015

Payments in Lieu of Taxes:

Total received since inception: $672,331.00 Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $53,881.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,200,000.00

Anticipated TOTAL Project Costs: $19,239,131.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St.Louis

GEW Lofts-2601-43 Washington Ave. (352-92)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): The George E. Walsh Building, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

Renovate the Tudor Building into first floor retail and second floor residential condominiums.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	100	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Grand & Shenandoah (352-94)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,500,000.00

Anticipated TOTAL Project Costs: $7,053,437.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

St.Louis

Grand & Shenandoah (352-94)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): First & Main Properties, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

The project will involve construction a new mixed-use commercial building with 14,000 s/f of retail space, and 16,000 s/f of office space. The second part of the project calls for the rehabilitation of the Pelican Building on the site into retail space.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	125	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Hadley Dean Building (352-125)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$171,855.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,675.00	Amount on Hand:	$4,675.00

Economic Activity Taxes:

Total received since inception:	$167,180.00	Amount on Hand:	$167,180.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $950,000.00

Anticipated TOTAL Project Costs: $3,600,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	17

St.Louis

Hadley Dean Building (352-125)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Loftworks, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 7/1/2009

Plan Description:

Developer anticipates including approx. 5,150 square feet of retail space for the purpose of occupying Mango Peruvian Restaurant. Floors 3-7 will undergo rehabilitation to include 4,800 and 5,100 square feet of officespace on each floor. The buildings basement will also undergo rehabilitation to include 1,500 square feet of office space. Developer anticipates renting retail and office space at 12 per square foot

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	94	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Hadley Dean Building (352-125)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$116,287.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$4,675.00	Amount on Hand:	$4,675.00

Economic Activity Taxes:

Total received since inception:	$111,612.00	Amount on Hand:	$111,612.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$950,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $950,000.00

Anticipated TOTAL Project Costs: $3,600,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	18

St.Louis

Hadley Dean Building (352-125)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Loftworks, L.L.C.

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 6/1/2009

Plan Description:

Developer anticipates including approx. 5,150 square feet of retail space for the purpose of occupying Mango Peruvian Restaurant. Floors 3-7 will undergo rehabilitation to include 4,800 and 5,100 s/f of office space on each floor. The building's basement will also undergo rehabilitation to include 1,500 s/f of office space. Developer anticipates renting retail and office space at 12 per square foot.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	94	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Jefferson Arms-401-15 N. Tucker (352-87)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$133,649.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$131,240.00	Amount on Hand:	$131,240.00

Economic Activity Taxes:

Total received since inception:	$2,409.00	Amount on Hand:	$2,409.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $8,750,000.00

Anticipated TOTAL Project Costs: $80,133,007.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St.Louis

Jefferson Arms-401-15 N. Tucker (352-87)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Unavailable

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Rehabilitate the existing residential structure into a mixed-use structure.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	400	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

LaSalle Building (352-111)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$47,411.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$12,221,849.00	Amount on Hand:	$47,411.00

Economic Activity Taxes:

Total received since inception:	$11,403,647.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $14,365,000.00

Anticipated TOTAL Project Costs: $53,312,932.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	2

St.Louis

LaSalle Building (352-111)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): LaSalle Development LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of a 13-story building into approximately 1750 s/f of retail space on the first floor and approximately 30250 s/f of office space on floors 2-13

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	127	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Leather Trades Building-1600 Locust St. (352-99)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$49,410.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$23,785.00	Amount on Hand:	$49,410.00

Economic Activity Taxes:

Total received since inception:	$7,760.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,850,000.00

Anticipated TOTAL Project Costs: $23,055,050.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

St.Louis

Leather Trades Building-1600 Locust St. (352-99)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): St Louis Leased Housing Association III LP

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2007

Plan Description:

The plan calls for rehabilitating the former warehouse into commercial and residential uses. The project calls for 86 artist lofts residential units with the first floor being reserved for commercial.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	15	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Magnolia-Thurman (352-103)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$12,142.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$135,465.00	Amount on Hand:	$12,142.00

Economic Activity Taxes:

Total received since inception:	$4,192.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $570,000.00

Anticipated TOTAL Project Costs: $4,316,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

St.Louis

Magnolia-Thurman (352-103)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Paramount Property Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 4/1/2008

Plan Description:

The project is to renovate and rehabilitate the building and adjacent lot into approximately 24 residential condominium units and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St.Louis

Midtown Lofts (352-116)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$21,033.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$158,327.00	Amount on Hand:	$21,030.00

Economic Activity Taxes:

Total received since inception:	$70,534.00	Amount on Hand:	$3.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $700,000.00

Anticipated TOTAL Project Costs: $5,609,529.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	17

St.Louis

Midtown Lofts (352-116)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Midtown, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

Project proposes renovation of properties into a variety of residential, office, and commercial uses. Included as part of the plan, developer will provide 10,373 s/f of commercial space and 7,015 s/f of residential space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	58	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

N. Broadway Carrie (352-130)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$197,187.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$147,480.00	Amount on Hand:	$147,480.00

Economic Activity Taxes:

Total received since inception:	$95,207.00	Amount on Hand:	$49,707.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,500,000.00

Anticipated TOTAL Project Costs: $13,216,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	19

St.Louis

N. Broadway Carrie (352-130)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Broadway Carrie TIF, Inc.

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/1/2011

Plan Description:

Assemble and clear multiple parcels and develop commercial uses

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	90	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Nadira Place (352-104)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Other

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

St.Louis

Nadira Place (352-104)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Kwame Building Group, Inc.

Senate District: 5

House District: 68

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The project will be to construct a new, seven-story multi-use building. The development will consist of 24,000 s/f of commercial space, 6,000 s/f of residential space, 3,000 s/f of retail and 9,000 s/f of off street parking.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	108	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Northeast Hampton/Berthold (32-138)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$9,596.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$9,596.00	Amount on Hand:	$9,596.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$2,450,000.00
Other:	$100,000.00
Other:	$300,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,850,000.00

Anticipated TOTAL Project Costs: $13,200,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	20

St.Louis

Northeast Hampton/Berthold (32-138)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Northeast Hampton Berthold TIF, Inc.

Senate District: 4

House District: 77

Original Date Plan/Project Approved: 1/1/2013

Plan Description:

Demolish unoccupied TV station and construct Tri-Star Mercedes Dealership

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	60	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Northside Regeneration (352-126)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$808,473.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$78,570.00	Amount on Hand:	$78,570.00

Economic Activity Taxes:

Total received since inception:	$729,903.00	Amount on Hand:	$729,903.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $390,648,325.00

Anticipated TOTAL Project Costs: $8,153,965,758.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	21

St.Louis

Northside Regeneration (352-126)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Northside Regeneration, LLC

Senate District: 5

House District: 54

Original Date Plan/Project Approved: 11/1/2009

Plan Description:

Projects located immediately north of downtown, containing 4,634 parcels, and comprising approximately 1,112 acres. In total, developer proposes the construction of 4.5 million square feet of office and business space, 1 mill sf of retail and entertainment space, 2,200 new single family homes, and 7,800 apartments and condominiums. Approximately 170 residential units are to be created form the rehabilitation of existing vacant structures.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 65245 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St.Louis

Page Partners III/Walgreens (352-89)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$41,448.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$408,820.00	Amount on Hand:	$41,056.00

Economic Activity Taxes:

Total received since inception:	$313,669.00	Amount on Hand:	$392.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,200,000.00

Anticipated TOTAL Project Costs: $5,126,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St.Louis

Page Partners III/Walgreens (352-89)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Page Partners III

Senate District: 5

House District: 52

Original Date Plan/Project Approved: 11/1/2006

Plan Description:

Construct a 14,738 s/f Walgreens and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 50

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St.Louis

Page Partners III/Walgreens (352-89)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$92,833.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$346,957.00	Amount on Hand:	$346,957.00

Economic Activity Taxes:

Total received since inception:	$274,459.00	Amount on Hand:	$49,183.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,200,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,200,000.00

Anticipated TOTAL Project Costs: $5,126,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

St.Louis

Page Partners III/Walgreens (352-89)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Page Partners III

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 11/1/2006

Plan Description:

Construct a 14,738 s/f Walgreens and related parking

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0 **Actual to Date:** 50

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St.Louis

Park Pacific (352-90)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$4,270.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,306,049.00	Amount on Hand:	$1,306,049.00

Economic Activity Taxes:

Total received since inception:	$119,592.00	Amount on Hand:	$4,270.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$20,460,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $20,460,000.00

Anticipated TOTAL Project Costs: $125,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

St.Louis

Park Pacific (352-90)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Parkside Tower, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Rehabilitate the old Union Pacific building into apartments and commercial plus construct 1000 space parking garage.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 330 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St.Louis

Park Pacific (352-90)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$2,776.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,649,596.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$304,127.00	Amount on Hand:	$2,776.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $20,460,000.00

Anticipated TOTAL Project Costs: $125,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St.Louis

Park Pacific (352-90)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Parkside Tower, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Rehabilitate the old Union Pacific building into apartments and commercial plus construct 1000 space parking garage.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	330	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Railway Exchange Building (352-128)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$2.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$112,022.00	Amount on Hand:	$2.00

Economic Activity Taxes:

Total received since inception:	$583,361.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $27,800,000.00

Anticipated TOTAL Project Costs: $111,715,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	18

St.Louis

Railway Exchange Building (352-128)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): RNY, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 3/1/2010

Plan Description:

The proposed development includes the renovation and re configuring of the Macys department store on floors 1-3 and the renovation of the upper floors of the 21 story building, and the renovation of the attached parking garage and its first floor retail space

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 2800 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St.Louis

Railway Exchange Building (352-128)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$8,181.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$111,645.00	Amount on Hand:	$111,645.00

Economic Activity Taxes:

Total received since inception:	$583,361.00	Amount on Hand:	$7,801.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$27,800,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $27,800,000.00

Anticipated TOTAL Project Costs: $111,715,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	19

St.Louis

Railway Exchange Building (352-128)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): RNY, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 3/1/2010

Plan Description:

The proposed development includes the renovation and reconfiguring of the Macy's department store on floors 1-3 and the renovation of the upper floors of the 21 story building, and the renovation of the attached parking garage and its firsts floor retail space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	2800	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

REO (352-117)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$75,791.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$110,884.00	Amount on Hand:	$110,884.00

Economic Activity Taxes:

Total received since inception:	$7,796.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$600,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $600,000.00

Anticipated TOTAL Project Costs: $5,156,023.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	18

St.Louis

REO (352-117)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Midtown TIF Company, Inc.

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

3151-47 Locust will be redeveloped into a mixed-use building that will contain office, restaurant/retail, a live /work space, and none residential apartments. 3144 Locust will be redeveloped into parking to supplement the project. The project will result in approx. 12,825 s/f of commercial space and approx. 11,040 s/f or residential space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	35	**Actual to Date:**	25

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

REO (352-117)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$19,552.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$134,919.00	Amount on Hand:	$19,552.00

Economic Activity Taxes:

Total received since inception:	$8,785.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $600,000.00

Anticipated TOTAL Project Costs: $5,156,023.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	17

St.Louis

REO (352-117)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Midtown TIF Company, Inc

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

3151-47 Locust will be redeveloped into a mixed-use building that will contain office, restaurant/retail, a live/work space, and nine residential apartments. 3144 Locust will be redeveloped into parking to supplement the project. The project will result in approx. 12,825 s/f of commercial space and approx. 11,040 s/f of residential space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	35	**Actual to Date:**	25

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Sky Wheel (352-119)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$7,840.00	Amount on Hand:	$7,840.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,390,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,390,000.00

Anticipated TOTAL Project Costs: $11,670,421.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	18

St.Louis

Sky Wheel (352-119)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Sky Wheel St. Louis, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

The project will provide an observation wheel, where passengers ride for 12 to 15 minutes in one of 42 gondolas, each seating up to six and outfitted with video screens. The wheel itself will also provide brightly illuminated multi-colored LED lighting.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	7	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

St.Louis Innovation District (352-137)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$36,100,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $36,100,000.00

Anticipated TOTAL Project Costs: $463,100,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	21

St.Louis

St.Louis Innovation District (352-137)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): St. Louis Innovation District, LLC (Cortex)

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2013

Plan Description:

This is a mixed use project including 11 RPA's. The total expected development on 150 acres will total 2.1 billion and is located between the Washington University Medical Center and St. Louis University.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 15500 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St.Louis

St.Louis Innovation District (352-137)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$221,070.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$857.00	Amount on Hand:	$600.00

Economic Activity Taxes:

Total received since inception:	$315,213.00	Amount on Hand:	$220,470.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $85,400,000.00

Anticipated TOTAL Project Costs: $937,100,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	22

St.Louis

St.Louis Innovation District (352-137)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): St. Louis Innovation District, LLC (Cortex)

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2013

Plan Description:

This is a mixed-use project including 11 RPAs. The total expected development on 150 acres will total 2.1 billion and is located between the Washington University Medical Center and St. Louis University.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 15500 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

St.Louis

Taylor Carrie (352-123)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,653.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$5,210.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$606,887.00	Amount on Hand:	$1,653.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,050,000.00

Anticipated TOTAL Project Costs: $20,661,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	17

St.Louis

Taylor Carrie (352-123)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Green Street Properties, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 6/1/2009

Plan Description:

The project consists of the redevelopment of the parcel into a 95,700 square foot commercial building, to use as a mix of warehouse space and potential office, service, and showroom space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	36	**Actual to Date:**	25

Number of Retained Jobs:

Projected:	100	**Actual to Date:**	100

St.Louis

Taylor Carrie (352-123)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,292.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$5,210.00	Amount on Hand:	$5,210.00

Economic Activity Taxes:

Total received since inception:	$423,036.00	Amount on Hand:	$1,292.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$4,050,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,050,000.00

Anticipated TOTAL Project Costs: $20,661,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	18

St.Louis

Taylor Carrie (352-123)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Green Street Properties, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 6/1/2009

Plan Description:

The project consists of the redevelopment of the parcel into a 95,700 square foot commercial building, to use as a mix of warehouse space and potential office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	36	**Actual to Date:**	25

Number of Retained Jobs:

Projected:	100	**Actual to Date:**	100

St.Louis

The Foundry (352-95)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$19,091.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$12,346.00	Amount on Hand:	$12,346.00

Economic Activity Taxes:

Total received since inception:	$6,745.00	Amount on Hand:	$6,745.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$400,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $400,000.00

Anticipated TOTAL Project Costs: $4,385,305.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	16

St.Louis

The Foundry (352-95)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): 1911 Locust Partners LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 5/1/2007

Plan Description:

Rehab former industrial building into commercial /retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	20	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

The Foundry (352-95)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$199.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$12,576.00	Amount on Hand:	$174.00

Economic Activity Taxes:

Total received since inception:	$10,966.00	Amount on Hand:	$25.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $400,000.00

Anticipated TOTAL Project Costs: $4,385,305.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

St.Louis

The Foundry (352-95)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): 1911 Locust Partners LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 5/1/2007

Plan Description:

Rehab former industrial building into commercial/retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	15	**Actual to Date:**	20

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

The Laurel/555 Washington (352-109)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$334,315.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$2,460,323.00	Amount on Hand:	$296,522.00

Economic Activity Taxes:

Total received since inception:	$598,466.00	Amount on Hand:	$37,793.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $32,000,000.00

Anticipated TOTAL Project Costs: $182,051,185.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	17

St.Louis

The Laurel/555 Washington (352-109)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Dillards Building LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consist of the rehabilitation and redevelopment of the former Dillards Building into a retail, restaurant, hotel and apartment uses, together with parking, to be known as The Laurel. The hotel will have about 212 rooms, retail or restaurant space will occupy about 30,000 s/f, 200 apartments.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	340	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

The Laurel/555 Washington (352-109)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$543,156.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$1,682,870.00	Amount on Hand:	$1,682,870.00

Economic Activity Taxes:

Total received since inception:	$299,604.00	Amount on Hand:	$49,134.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$32,000,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $32,000,000.00

Anticipated TOTAL Project Costs: $182,051,185.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	18

St.Louis

The Laurel/555 Washington (352-109)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Dillards Building, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation and redevelopment of the former Dillard's Building into a retail, restaurant, hotel, and apartment uses, together with parking, to be known as The Laurel. The hotel will have about 212 rooms, retail or restaurant space will occupy about 30,000 s/f, 200 apartments.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	340	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

The Union Club (352-83)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$365,282.00	Amount on Hand:	$365,282.00

Economic Activity Taxes:

Total received since inception:	$1,328.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,900,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,900,000.00

Anticipated TOTAL Project Costs: $11,678,070.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

St.Louis

The Union Club (352-83)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/1/2006

Plan Description:

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space, but they will not be TIF assisted.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	50	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

The Union Club (352-83)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$425,794.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$1,848.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,900,000.00

Anticipated TOTAL Project Costs: $11,678,070.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St.Louis

The Union Club (352-83)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/1/2006

Plan Description:

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space, but they will not be TIF assisted.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	50	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Tudor Building/1818 Washington (352-91)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$56,793.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$622,249.00	Amount on Hand:	$56,793.00

Economic Activity Taxes:

Total received since inception:	$188,009.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,380,000.00

Anticipated TOTAL Project Costs: $33,895,535.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	14

St.Louis

Tudor Building/1818 Washington (352-91)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): 1818 WashingtonTudor Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

Renovate the Tudor Building into first floor retail and second floor residential condominiums.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	75	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

St.Louis

Tudor Building/1818 Washington (352-91)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$39,608.00	As of:	1/1/2014

Payments in Lieu of Taxes:

Total received since inception:	$479,210.00	Amount on Hand:	$479,210.00

Economic Activity Taxes:

Total received since inception:	$142,673.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$2,380,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $2,380,000.00

Anticipated TOTAL Project Costs: $33,895,535.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	15

St.Louis

Tudor Building/1818 Washington (352-91)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): 1818 WashingtonTudor Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

Renovate the Tudor Building first floor retail and second floor residential condominiums.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	75	**Actual to Date:**	50

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$22,325,000.00
Property Acquisition and Relocation Costs:	$500,000.00
Project Implementation Costs:	$1,543,750.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $24,368,750.00

Anticipated TOTAL Project Costs: $33,638,750.00

Financing Method:

Pay As You Go
TIF Notes
Loan
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Ste. Genevieve

Redevelopment plan for the Downtown Ste. Genevieve

Contact Agency: Ste. Genevieve

Contact Phone: 573-883-5400

Developer(s): none

Senate District: 3

House District: 116

Original Date Plan/Project Approved: 4/1/2013

Plan Description:

converting existing deteriorated and vacant buildings into retail, office and service space, municipal infrastructure

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	150	**Actual to Date:**	30

Number of Retained Jobs:

Projected:	100	**Actual to Date:**	0

Ste. Genevieve

Valle Springs Tax Increment Financing Dist.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$265,365.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$4,512,161.00	Amount on Hand:	$106,146.00

Economic Activity Taxes:

Total received since inception:	$5,063,413.00	Amount on Hand:	$159,219.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,129,134.00
Property Acquisition and Relocation Costs:	$3,729,000.00
Project Implementation Costs:	$83,124.00
Other:	$458,742.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $9,400,000.00

Anticipated TOTAL Project Costs: $14,534,009.00

Financing Method:

Pay As You Go
TIF Notes
Loan
TIF Bonds

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Ste. Genevieve

Valle Springs Tax Increment Financing Dist.

Contact Agency: Ste. Genevieve

Contact Phone: 573-883-5400

Developer(s): non presently

Senate District: 3

House District: 116

Original Date Plan/Project Approved: 11/1/1992

Plan Description:

The original TIF provided water, sewer and sidewalks to serve a developing industrial/commercial area. The amended plan provides for property assembly, water, sewer, storm drainage, site improvements and relocation assistance

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	120	**Actual to Date:**	435

Number of Retained Jobs:

Projected:	200	**Actual to Date:**	200

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$98.52	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$12,678.00	Amount on Hand:	$25.00

Economic Activity Taxes:

Total received since inception:	$33,940.00	Amount on Hand:	$73.52

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$4,850,000.00
Property Acquisition and Relocation Costs:	$100,000.00
Project Implementation Costs:	$580,000.00
Other:	$400,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $5,930,000.00

Anticipated TOTAL Project Costs: $14,500,000.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Ste. Genevieve County

Redevelopment Plan for the Ozora Area TIF

Contact Agency: Ste. Genevieve County

Contact Phone: 573-883-7202

Developer(s): Crawford Oil Company

Senate District: 3

House District: 116

Original Date Plan/Project Approved: 9/1/2012

Plan Description:

Rehab Ozora truck stop and country store , environmental remediation

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	70	**Actual to Date:**	70

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Sugar Creek

Bluffs

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$43,660,105.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$115,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $43,775,105.00

Anticipated TOTAL Project Costs: $170,306,630.00

Financing Method:

Pay As You Go
TIF Bonds
Other

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Sugar Creek Bluffs

Contact Agency: Sugar Creek

Contact Phone: 816-252-4400

Developer(s): NA

Senate District: 11

House District: 51

Original Date Plan/Project Approved: 1/1/2007

Plan Description:

The proposed Redevelopment Plan includes four 4 phases of development of primarily light industrial manufacturing, commercial/retail, and office space as well as roadways, greenways, and other infrastructure improvements.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 1045 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$5,355.67	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$273,191.85	Amount on Hand:	$122.58

Economic Activity Taxes:

Total received since inception:	$1,426,740.18	Amount on Hand:	$5,233.09

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$240,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$117,500.00
Other:	$3,750,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $4,107,500.00

Anticipated TOTAL Project Costs: $9,283,006.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	11

Sugar Creek

LCM/Courtney Atherton Tax Increment Financing Plan

Contact Agency: Sugar Creek

Contact Phone: (816)-252-4400 x131

Developer(s): Talon Companies (formerly Lafarge Construction)

Senate District: 11

House District: 20

Original Date Plan/Project Approved: 5/1/2003

Plan Description:

Project includes relocation of regional sales office, rehibilitation of a closed abandoned elementary school containing hazardous materials, and the purchase of plant equipment.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	20	**Actual to Date:**	36

Number of Retained Jobs:

Projected:	10	**Actual to Date:**	10

Sugar Creek

Sugarland Land

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$11,103,888.00
Property Acquisition and Relocation Costs:	$5,857,000.00
Project Implementation Costs:	$9,278,339.00
Other:	$1,485,289.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $23,983,276.00

Anticipated TOTAL Project Costs: $43,603,666.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Sugar Creek

Sugarland Land

Contact Agency: Sugar Creek

Contact Phone: 816-252-4400

Developer(s): None

Senate District: 11

House District: 51

Original Date Plan/Project Approved: 5/1/2007

Plan Description:

The Redevelopment Area will be developed as commercial retail uses. Project 1 Supermarket, 5 commercial/retail pad sites, and a Community Center. Project 2 National retail store, 2 commercial/retail pad sites and an existing Sonic and Taco Bell.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 61 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$536,719.40	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$12,188.69	Amount on Hand:	$12,188.69

Economic Activity Taxes:

Total received since inception:	$490,402.05	Amount on Hand:	$524,530.71

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$5,142,600.00
Property Acquisition and Relocation Costs:	$1,100,000.00
Project Implementation Costs:	$867,400.00
Other:	$240,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,350,000.00

Anticipated TOTAL Project Costs: $19,184,394.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	19
Current anticipated estimated number of years to retirement:	20

Village of Sunrise Beach, Missouri

Sunrise Beach Market Center Tax Increment Financin

Contact Agency: Village of Sunrise Beach, Missouri

Contact Phone: (573) 374-8782

Developer(s): Super Market Developers, Inc.

Senate District: 16

House District: 124

Original Date Plan/Project Approved: 6/1/2012

Plan Description:

A supermarket with approximately 53,540 square feet of retail space has been constructed. Future construction is expected to include a fast-food restaurant or convenience store with approximately 3,000 square feet, an approximately 13,000 square foot strip center, other commercial uses permitted by the Comprehensive Plan in the Redevelopment Project Area.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	50	**Actual to Date:**	120

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$248,265.10	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$903,303.24	Amount on Hand:	$199,922.78

Economic Activity Taxes:

Total received since inception:	$176,943.27	Amount on Hand:	$48,342.32

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$3,822,795.00
Property Acquisition and Relocation Costs:	$3,450,000.00
Project Implementation Costs:	$4,650,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $11,855,900.00

Anticipated TOTAL Project Costs: $35,537,250.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Washington

Downtown Washington Redevelopment Plan & Project

Contact Agency: Washington

Contact Phone: 636-390-1000

Developer(s): Bank of Washington

Senate District: 26

House District: 109

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

The Redevelopment Program and Project concept involves multiple developments and activities including rehabilitation/expansion of the Bank of Washington, relocation of the Franklin County Recycling Facility, redevelopment of the Ready-Mix Cement Plant into a mixed use dev., relocation of railroad switch and maintenance facility, location of the overhead electrical power lines to below ground, a streetscape program and grant/loan facade progr

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	13	**Actual to Date:**	14

Number of Retained Jobs:

Projected:	95	**Actual to Date:**	95

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$594.05	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$38,732.36	Amount on Hand:	$594.05

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,025,000.00
Property Acquisition and Relocation Costs:	$505,000.00
Project Implementation Costs:	$175,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,705,000.00

Anticipated TOTAL Project Costs: $7,805,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Washington

Rhine River Redevelopment Plan & Project

Contact Agency: Washington

Contact Phone: 636-390-1000

Developer(s): Rhine River Development, LLC

Senate District: 26

House District: 109

Original Date Plan/Project Approved: 7/1/2010

Plan Description:

This plan consists of residential and commercial uses that would entail rehabilitation of certain existing site improvements and provide for the construction of new buildings and site improvements on the property.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	24	**Actual to Date:**	24

Number of Retained Jobs:

Projected:	50	**Actual to Date:**	24

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$479,273.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$3,545,234.00	Amount on Hand:	$323,032.00

Economic Activity Taxes:

Total received since inception:	$1,570,936.00	Amount on Hand:	$155,050.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$1,134,000.00
Project Implementation Costs:	$2,386,000.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $3,520,000.00

Anticipated TOTAL Project Costs: $10,850,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:	20
Current anticipated estimated number of years to retirement:	6

Webster Groves

Tax Increment plan for the Shoppes at Old Webster

Contact Agency: Webster Groves

Contact Phone: 314 963-5320

Developer(s): Novus Companies

Senate District: 15

House District: 87 & 91

Original Date Plan/Project Approved: 2/1/1999

Plan Description:

Agreement calling for construction of office and retail buildings and certain public improvements, including a parking structure and surface parking lot.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	155	**Actual to Date:**	215

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

Wentzille

South 70 Commercial Area-East

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:	15
Current anticipated estimated number of years to retirement:	0

Wentzille

South 70 Commercial Area-East

Contact Agency: Wentzille

Contact Phone: 636-327-5102

Developer(s): NA

Senate District: 2

House District: 63

Original Date Plan/Project Approved: 10/1/2004

Plan Description:

There is not and will not be a Plan or Project.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Wentzville

I-70 Corporate Parkway

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$0.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Bonds
Other

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

Wentzville

I-70 Corporate Parkway

Contact Agency: Wentzville

Contact Phone: 636-327-5102

Developer(s): na

Senate District: 2

House District: 107

Original Date Plan/Project Approved: 5/1/2004

Plan Description:

There IS NOT and WILL NOT be a plan or project.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0 **Actual to Date:** 0

Number of Retained Jobs:

Projected: 0 **Actual to Date:** 0

Wentzville

M&B Sachs Business Park Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$283,837.35	Amount on Hand:	$3.44

Economic Activity Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$892,014.75
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $892,014.74

Anticipated TOTAL Project Costs: $892,017.75

Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Wentzville

M&B Sachs Business Park Extension

Contact Agency: Wentzville

Contact Phone: 636-327-5102

Developer(s): Doyle W. Shockley

Senate District: 2

House District: 63

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

Building of the public infrastructure necessary to create sites for industrial activities. The provision of roadways, sanitary sewers and storm sewers and drainage-ways adequately sized and constructed to handle anticipated users.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

West Plains

S. US Hwy 160

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$0.00	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$1,161,769.75	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$367,999.43	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$12,775,000.00
Property Acquisition and Relocation Costs:	$711,000.00
Project Implementation Costs:	$499,000.00
Other:	$300,000.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $14,285,000.00

Anticipated TOTAL Project Costs: $61,838,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

West Plains

S. US Hwy 160

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): Kevin Guffey-WestPlains Prop, Games People Play, R

Senate District: 33

House District: 154

Original Date Plan/Project Approved: 10/1/2005

Plan Description:

same as previous reports, no changes or new plans, Oct 2015 marked the 10 year timeline to submit new plans

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	80	**Actual to Date:**	110

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0

West Plains

S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$1,695.14	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$0.00	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$3,092,092.14	Amount on Hand:	$1,695.14

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$1,960,385.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $1,960,385.00

Anticipated TOTAL Project Costs: $3,904,249.00

Financing Method:

Pay As You Go
Loan
Other Bond

Original estimated number of years to retirement:	0
Current anticipated estimated number of years to retirement:	0

West Plains

S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): Wal-mart, Hoover Prop, Silvey Prop, Stewart Const.

Senate District: 33

House District: 154

Original Date Plan/Project Approved: 5/1/1994

Plan Description:

same as previous reports, no new areas or projects

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	701	**Actual to Date:**	701

Number of Retained Jobs:

Projected:	30	**Actual to Date:**	30

West Plains

U.S. Highway 63 Bypass

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	$193,315.07	As of:	1/1/2015

Payments in Lieu of Taxes:

Total received since inception:	$102,571.95	Amount on Hand:	$0.00

Economic Activity Taxes:

Total received since inception:	$531,266.85	Amount on Hand:	$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	$7,000,000.00
Property Acquisition and Relocation Costs:	$0.00
Project Implementation Costs:	$0.00
Other:	$0.00
Other:	$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: $7,000,000.00

Anticipated TOTAL Project Costs: $32,005,500.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	18

West Plains

U.S. Highway 63 Bypass

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): Rick Hoover

Senate District: 33

House District: 154

Original Date Plan/Project Approved: 11/1/2006

Plan Description:

Phase I - contains a national restaurant chain, strip mall, and stand alone pharmacy, phase II - future plans for retail

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	70	**Actual to Date:**	0

Number of Retained Jobs:

Projected:	0	**Actual to Date:**	0